



**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
Z20200192
BZA CASE NO
ZVSM202101

NOTICE OF REFUSAL

TO JEFF DRASNIN
APPLICANT 10236 STABLEHAND DRIVE
 CINCINNATI, OH
 45242

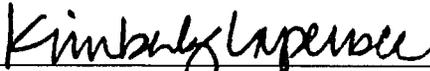
TO JEFF & LORI DRASNIN
OWNER 10236 STABLEHAND DRIVE
 CINCINNATI, OH
 45242

AUDITOR'S ID NUMBER
BOOK: 620 PAGE: 160 PARCEL: 506

Your application dated December 28, 2020 for a zoning certificate for the construction of an accessory structure (pool house) exceeding the height requirements to be situated at the premises designated as **10236 Stablehand Drive** is hereby refused on this 28th day of December 2020 under Sections 41, Section 281, Section 351.1 and Section 351.1-1 of the zoning resolution in that:

- Section 41** of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "A" Residence District.
- 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.
- Section 351.1** **Area and Height**
- Section 351.1-1** On parcels of less than one (1) acre, no more than one thousand thirty-two (1,032) square feet in area and twelve and one-half (12.5) feet in height measured to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

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.



Kim Lapensee, ZONING INSPECTOR



Tom Stahlheber, 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, (513) 683-6644.**

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DEC 28 2020

Appeal No. ZVSM2021-01
Filed 12-28-2020



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

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.)

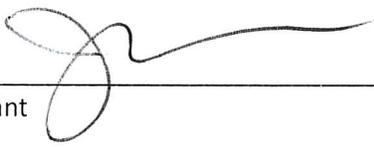
NAMES AND ADDRESSES

Appellant JEFF DRASIN Address 10236 STABLEHAND DR 45242
 Owner JEFF + LOREI DRASIN Address 10236 STABLEHAND DR 45242
 Lessee N/A Address _____

The undersigned JEFF DRASIN hereby appeals under Sections
351.1-1 of the Zoning Resolution
RESTRICTION ON MAXIMUM HEIGHT OF ACCESSORY
STRUCTURE TO BE NO GREATER THAN 12.5 FEET.

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.

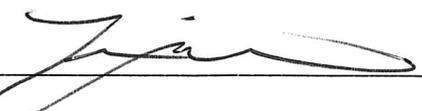


 Appellant

Sworn to and subscribed before me, this 26th day of December



TIM NEWTON
NOTARY PUBLIC
STATE OF OHIO
HAMILTON COUNTY
 My Commission Expires 11/18/2025



 Notary Public

Address of subject property 10236 STABLEHAND DRIVE, CINCINNATI, OHIO
45242 Lot Number _____

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	JEFF + LORE DRASHIN	10236 STABLEHAND DR	CIN	OH	45242	513 703-9587
Contractor	TRAVIS WILSON	127 STEARNS AVE	WYOMING	OH	45215	513 602-6022
Plans By	SALLY NOBLE	413 WYOMING AVE	WYOMING	OH	45215	513 821-4800

Type of improvement: (Briefly describe proposed work)

APPROXIMATELY 450 SQ FT ACCESSORY STRUCTURE, "POOL HOUSE"

- Commercial
- Residential
- Other

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- 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 _____
- Proposed BATHROOM / CHANGING AREA, STORAGE, COVERED
ENTER TAINMENT AREA

Ownership

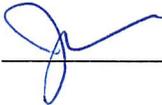
- Private
- Public (Federal, State, Local)
- Corporate
- Other

Cost

Estimated cost of improvement for which this application is made:

\$ 100,000

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:  JEFF DRASHIN Address: 10236 STABLEHAND DR.
CIN, OH 45242

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: _____ Journalized: _____

BZA Filing Fee: \$ 511.35

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DEC 28 2020

Symmes Township Board of Zoning Appeals

9323 Union Cemetery Road

Symmes Township, OH 45140-9386

APPEAL UNDER THE ZONING RESOLUTION

Statement of appellant:

a. Principal points on which appeal is made

- a. The zoning resolution leading to the refusal of the zoning permit is section 351.1-1 which states that an accessory structure on a parcel of less than one acre needs to be less than 1,032 square feet (PASS), and the height measured to the mean height level between eaves and ridge for hip roofs should be no more than 12.5 feet tall (FAIL). The existing residence added a covered patio in 2015, which was designed by the same architect who is designing the accessory structure in question. The new accessory structure's proposed plans match the dimensions of the existing covered patio, including roof pitch and height. Alternative architectural plans that meet the height restrictions have been evaluated but were deemed to negatively affect the overall aesthetics of the Property. For the visual appeal of the Property and in keeping with the architecture of the existing house and covered patio, it is important that the height and roof pitch remain consistent.
- b. The accessory structure improvement project, including elevations, has already been approved in writing by the Walker's Glen North HOA President prior to commencement of the project.
- c. The accessory structure is located in the Property's rear yard and does not cause an obstructed view from any abutting properties. To the contrary, the proposed accessory structure will enhance the visual appeal to the abutting properties by keeping the architecture consistent.

b. A clear and accurate description of the construction use: The accessory structure will serve as a pool house that includes:

- a. Bathroom/changing area
- b. Entertainment space under roof
- c. Storage space

c. Specific reference to the Sections of the Zoning Resolution which, it is claimed, authorize the determination sought. The zoning resolution leading to the refusal of the zoning permit is section 351.1-1 which states that an accessory structure on a parcel of less than one acre needs to be less than 1,032 square feet (PASS), and the height measured to the mean height level between eaves and ridge for hip roofs should be no more than 12.5 feet tall (FAIL).

d. Names and addresses of owners of all abutting lots and lands within 200 feet of the property in question

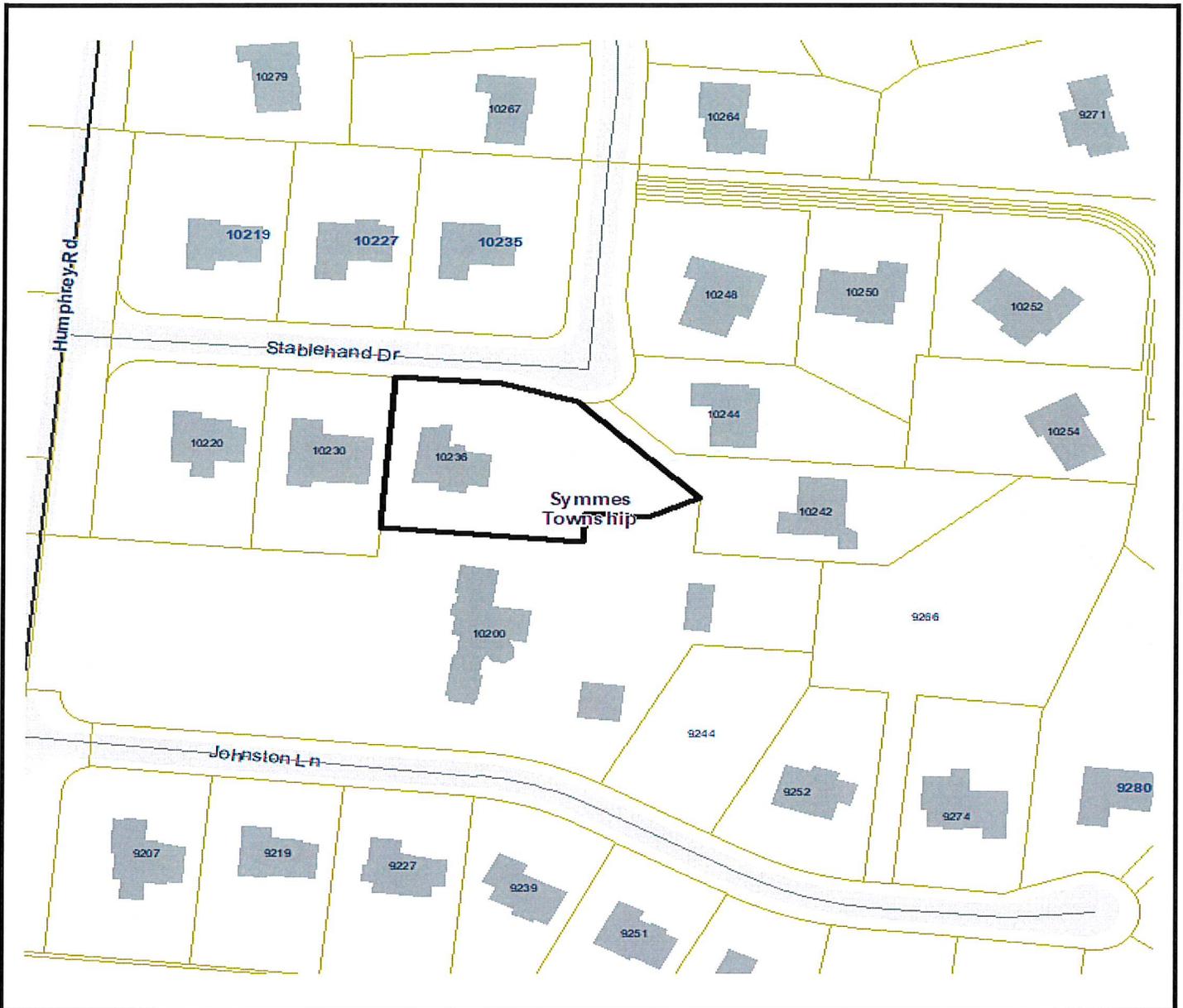
- a. Robert and Linda Argo, 10219 Stablehand Drive, 45242

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- b. Melissa Mangold, 10220 Stablehand Drive, 45242
- c. James and Jan Office, 10227 Stablehand Drive, 45242
- d. Earline and Don Fechter, 10230 Stablehand Drive, 45242
- e. Miin Yen and Robert Ya-Lin Pan, 10242 Stablehand Drive, 45242
- f. Brent and Jessica Carroll, 10244 Stablehand Drive, 45242
- g. Surabhi and Gaurav Khanna, 10248 Stablehand Drive, 45242
- h. Charles Johnston, 10200 Humphrey Road, 45242

Appellant: Jeff (and Lori) Drasnin
10236 Stablehand Drive
Cincinnati, OH 45242
jdrasnin@gmail.com 513-703-9587



Vicinity Map

Case: Symmes 2021-01; 10236 Stablehand Drive
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

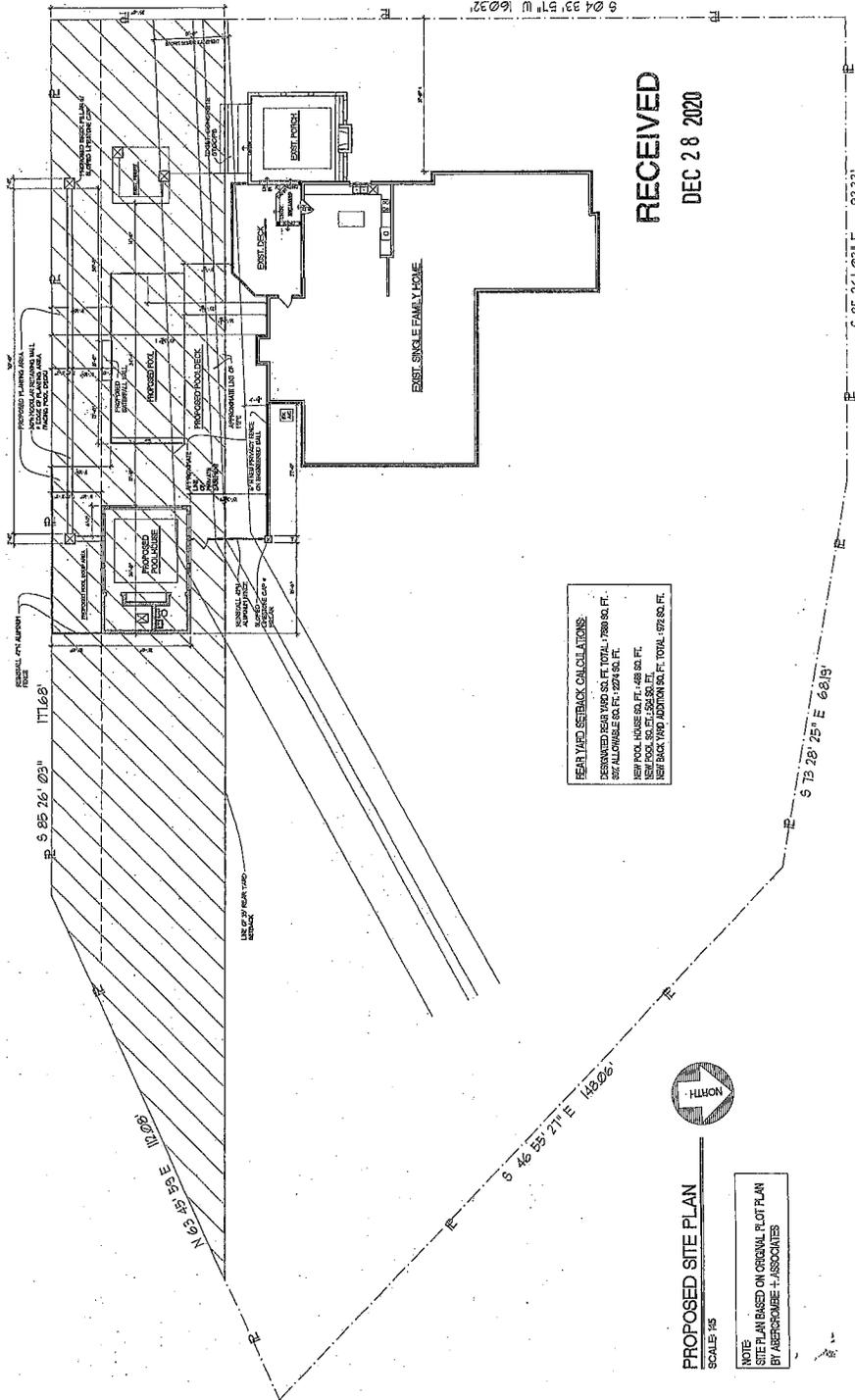
Signed: _____ Date: _____

Created: 12-28-2020

A POOL HOUSE @ THE DRASNIN RESIDENCE

10236 STABLEHAND DRIVE

CINCINNATI, OHIO 45242



FEAR YARD SETBACK CALCULATIONS:
 EXISTING REAR YARD SQ. FT. TOTAL: 7800 SQ. FT.
 20% ALLOWABLE SQ. FT.: 1560 SQ. FT.
 NEW POOL HOUSE SQ. FT.: 488 SQ. FT.
 NEW POOL SQ. FT.: 524 SQ. FT.
 NEW BACK YARD ADDITION SQ. FT. TOTAL: 1012 SQ. FT.

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PROPOSED SITE PLAN
 SCALE: 1/8"

NOTE:
 SITE PLAN BASED ON ORIGINAL PLAT PLAN
 BY ABERCROMBIE + ASSOCIATES

DRAWING INDEX	
A-0	COVER SHEET + ENLARGED SITE PLAN
A-1	ELEVATIONS + NOTES
A-2	PLANS, SECTIONS + DETAIL



CONTRACTOR
 WILSON CUSTOM HOMES
 127 STEVENS AVENUE | WYOMING, OH 45215
 913.602.0223

SALLY L. NOBLE ARCHITECT L.L.C.
 LEED AP + HOMES
 413 WYOMING AVENUE
 CINCINNATI, OHIO 45215
 513.821.4800
 WWW.LITTONARCHITECT.COM

no.	revision	date

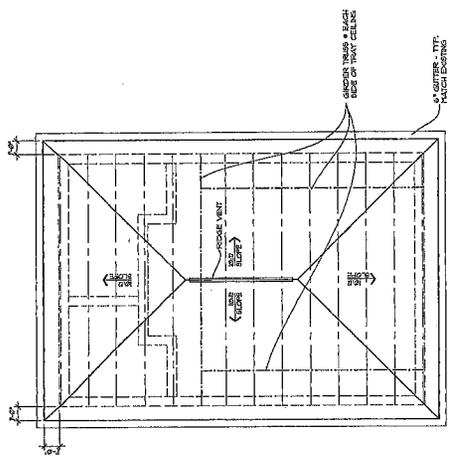
Project
 THE DRASNIN POOLHOUSE
 10236 STABLEHAND DRIVE
 CINCINNATI, OHIO 45242

description
 COVER SHEET + ENLARGED SITE PLAN

drawn by BLN
 checked by JLN
 date 23 DECEMBER 2020

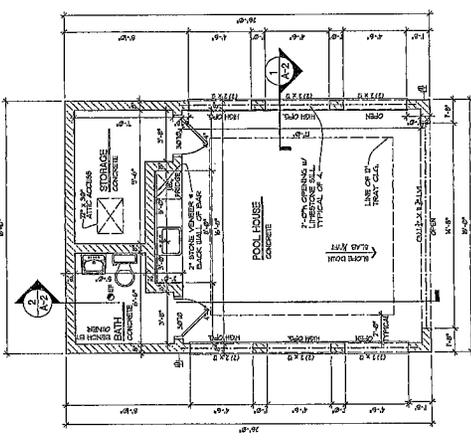


	WILSON CUSTOM HOMES 127 STEARNS AVENUE WYOMING, OH 45215 513.622.6022 www.wilsonhomes.com	Project: THE DRASINN POOLHOUSE 10388 STEARNS DRIVE CINCINNATI, OH 45242	Description: PLANS, SECTIONS + DETAILS
	SALLY L. NOBLE ARCHITECT L.L.C. LEED AP + HOMES CINCINNATI, OHIO 45215 513.621.4800 www.sallylarchitect.com	Date: 25 DECEMBER 2017 Drawn by: SLN Check by: TJC	No. revision: _____ Date: _____

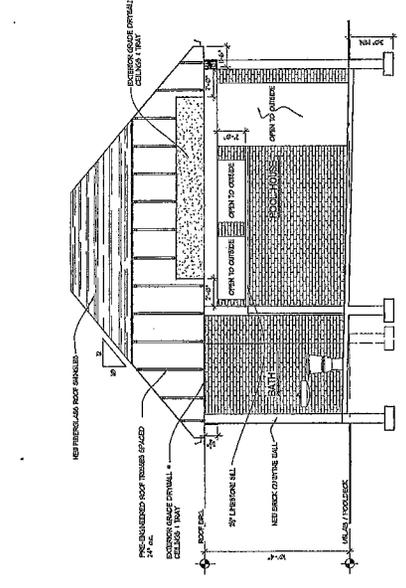


ROOF PLAN/ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

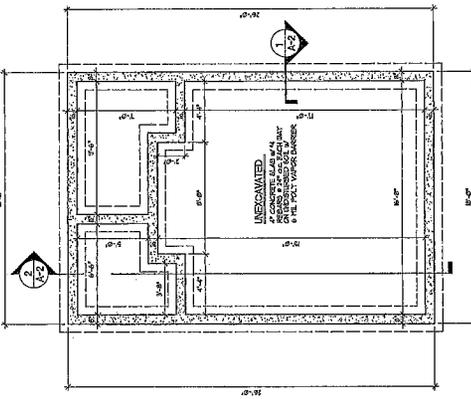
- NOTES:**
1. ROOF FRAMING TO BE FURNISHED PER DETAIL D.
 2. PROVIDE 2" GUTTERS AT EAVES + 4" DOWNSPOUTS - USE ROOF DRAINAGE SYSTEM AS SHOWN.
 3. CONTRACTOR TO VERIFY FINAL LOCAL CODES.
 4. PROVIDE 1/2" AIR GAP + ALL LAYERS 1/2" x 4".
 5. PROVIDE CONTINUOUS RIGID INSULATION + ALL JOINTS.
 6. ALL ROOF OVERHANGS TO BE PER PLAN.
 7. PROVIDE 2" LAYERS OF FELT BELOW ALL ROOFING.



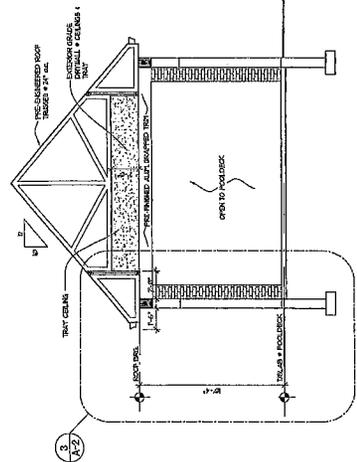
FLOOR PLAN
SCALE 1/4"=1'-0"



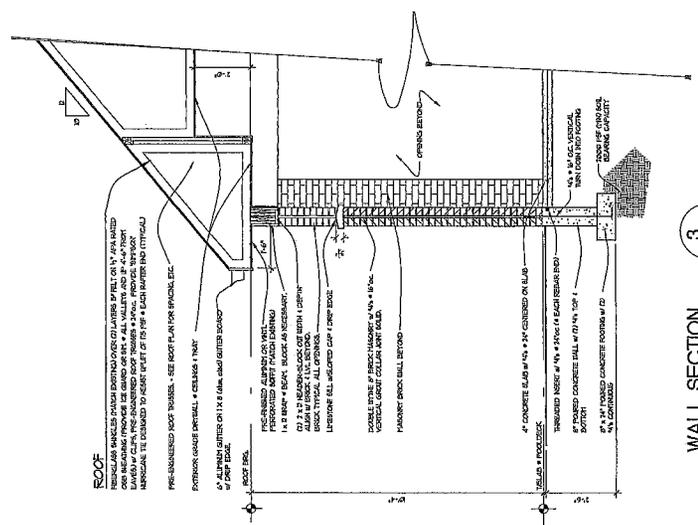
BUILDING SECTION 2
SCALE 1/4"=1'-0"
A-2



FOUNDATION PLAN
SCALE 1/4"=1'-0"



BUILDING SECTION 1
SCALE 1/4"=1'-0"
A-2



WALL SECTION 3
SCALE 1/2"=1'-0"
A-2