



**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

**S20210128**

BZA CASE NO

**ZVSM202106**

**NOTICE OF REFUSAL**

TO JENS PERSSON  
APPLICANT 9699 LOVELAND-MADEIRA ROAD  
LOVELAND, OH 45140

TO JENS PERSSON  
OWNER 9699 LOVELAND-MADEIRA ROAD  
LOVELAND, OH 45140

**AUDITOR'S ID NUMBER**

BOOK: 620 PAGE: 150 PARCEL: 221

Your application dated September 3, 2021 for a zoning certificate for the construction of an accessory structure (detached garage) to be located within the front yard at the premises designated as **9699 Loveland-Madeira Road** is hereby refused on this 3rd day of September 2021 under Sections 41, Section 281, Section 342.3 and Section 351.3 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 342.3 Location.** No accessory use or structure shall be located in the front or side yard and the total combined area of all accessory structures shall not occupy more than thirty (30%) percent of the required area of the rear yard. Where the principal structure is at least two hundred (200) feet from the right-of-way, an accessory structure may then be located within the front yard or side yard, but must be at least one hundred (100) feet from the right-of-way and all district setback requirements shall be maintained.

**Note:** The principal structure at the subject premises is not 200' from the right-of-way (ingress/egress easement).

**Section 351.3 Location.** No detached garage, storage barn shall be located in the front or side yard except as otherwise permitted in Sections 342.1 and 342.3.

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*

Kim Lapensee, ZONING INSPECTOR

*Tom Stahlheber*

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.

Appeal No. ZY6M2021-06  
Filed 9-3-2021



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 JENS PERSSON Address 9699 LOVELAND MADEIRA RD  
LOVELAND OH 45140

Owner JENS PERSSON Address 9699 Loveland Madeira Rd.  
LOVELAND, OH 45140

Lessee \_\_\_\_\_ Address \_\_\_\_\_

The undersigned JENS PERSSON 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.

[Signature]  
Appellant

Sworn to and subscribed before me, this 2 day of Sept 2021



NORMA RIVAS GONZALEZ [Signature]  
Notary Public, State of Ohio  
My Commission Expires 02-27-2024 Notary Public

Address of subject property 9699 Loveland Madeira Rd,

Loveland, OH 45140 Lot Number 020-0150-0221-00

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	<u>Jens Persson</u>	<u>9699 Loveland-Madeira</u>	<u>Loveland</u>	<u>OH</u>	<u>45140</u>	<u>513 683 3300</u>
Contractor						
Plans By						

Type of improvement: (Briefly describe proposed work)

A 2-CAR DETACHED GARAGE TO ACCOM FOR COVERED PARKING FOR MULTIPLE VEHICLES.

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

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

- Existing \_\_\_\_\_
- Proposed \_\_\_\_\_

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

Cost \$ 125,000

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: Jens Persson Address: 9699 Loveland Madeira Rd  
DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: \_\_\_\_\_ Journalized: \_\_\_\_\_

BZA Filing Fee: \$ 511.35

Symmest Township Board of Zoning Appeals:

Our names are Jens and Dede Perrson and we are the owners of the home at 9699 Loveland Madeira Rd.

Our home sits off a private drive approx. 400' off the street from Loveland Madeira Rd.

We are requesting for the approval of a 2- car detached garage to be in what is now our current driveway turnaround location. We have several cars that we keep on our property for the individuals in our family and would like the opportunity to expand our current garage parking. We would like to incorporate a garage that would house all our vehicles, as well as incorporating the design of current renovation into the design of this detached garage.

The architectural detail will follow the design of our current renovation and with our lot being a panhandle lot, we feel that the location of this garage would conform with the setbacks if the lot was situated facing Loveland Maderia Rd. There is also a large Ravine in the rear of our home and the location we are proposing is in the most logical location in relation to the layout of our home.

Please consider our request for approval of this application and we are happy to answer any questions that you may have,

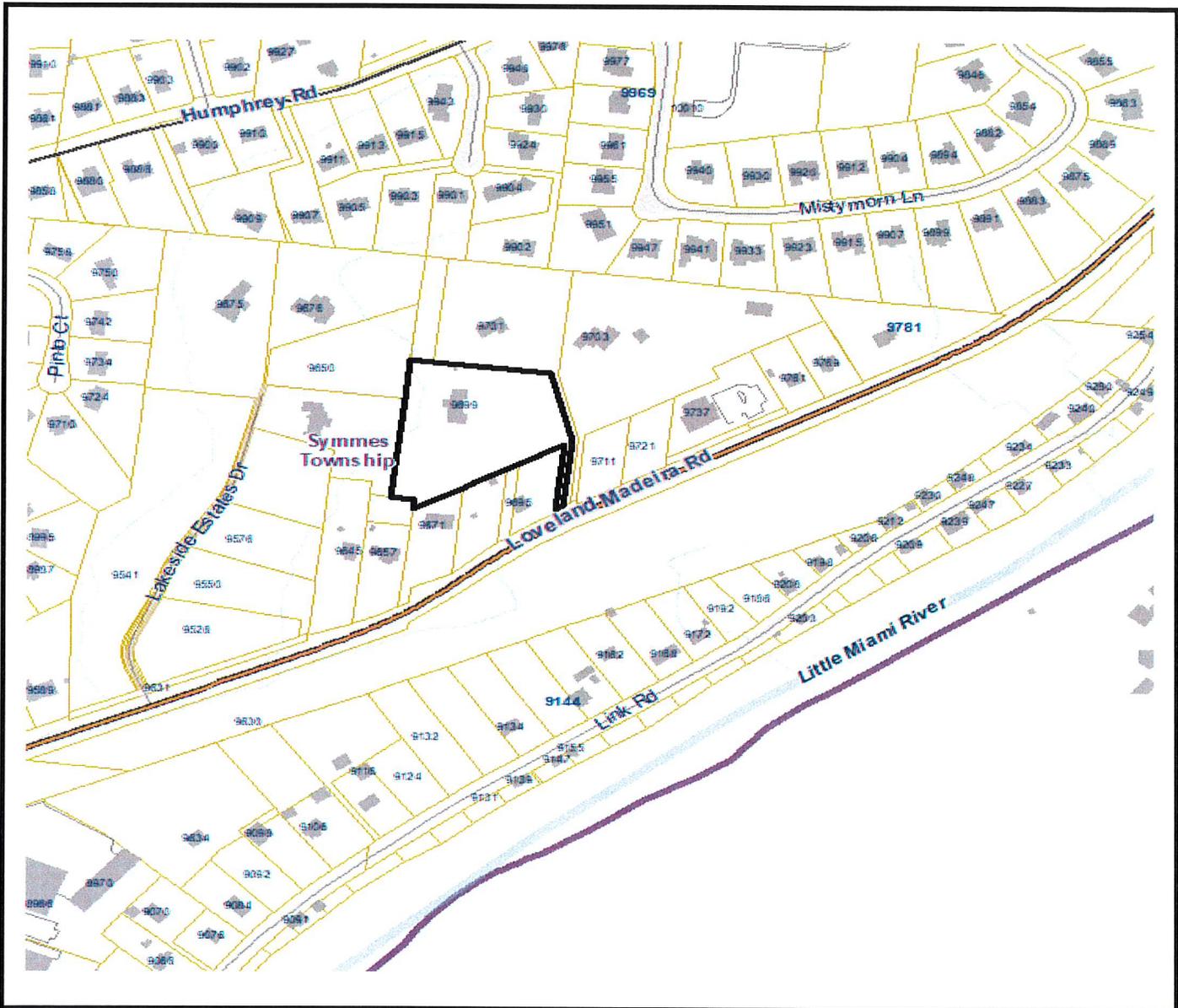
Sincerely,



Jens and Dede Perrson

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# Vicinity Map

**Case: Symmes Township 9699 Loveland-Madeira Rd.  
 (ZVSM2021-06)  
 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.

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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

Created: 09-07-2021

Signed: \_\_\_\_\_ Date: \_\_\_\_\_





**N Jeffrey**  
**Watterson**  
 & ASSOCIATES design  
 Building Design Vision Solutions  
 9699 Loveland Madeira Road  
 Loveland, Ohio 45140  
 513.477.0777, 513.477.0778

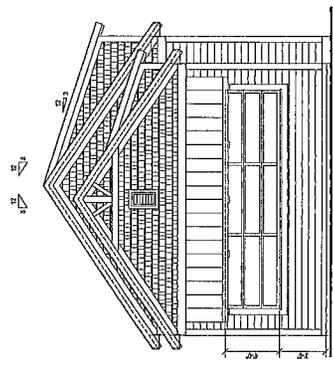
Proposed Garage For  
**Persson Residence**  
 9699 Loveland Madeira Road  
 Loveland, Ohio 45140

**Luke**  
 GROUP  
 HOBBS  
 8825 Greenbriar Lane #3  
 Cincinnati, Ohio 45248  
 (513) 863-3300

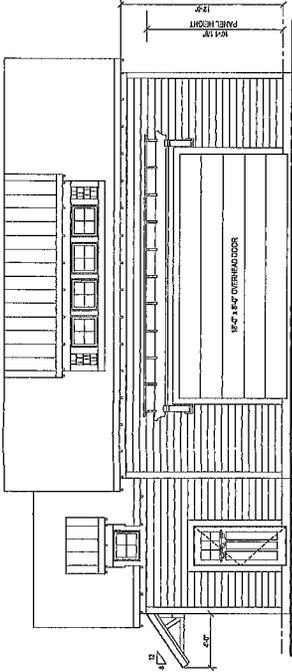
SECTION ARCHITECT

JOHN PERSSON  
 JOHN PERSSON  
**A-3**  
 Persson  
 Exhibits  
 1/11/14  
 1/11/14  
 1/11/14  
 1/11/14

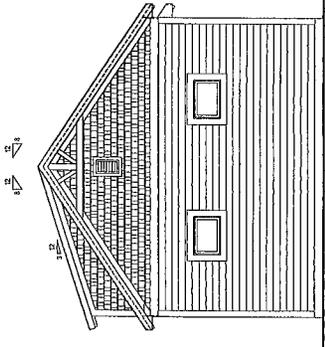
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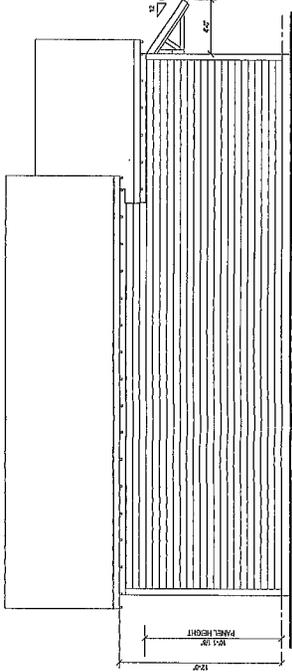
1 West Elevation  
 SCALE: 1/8" = 1'-0"



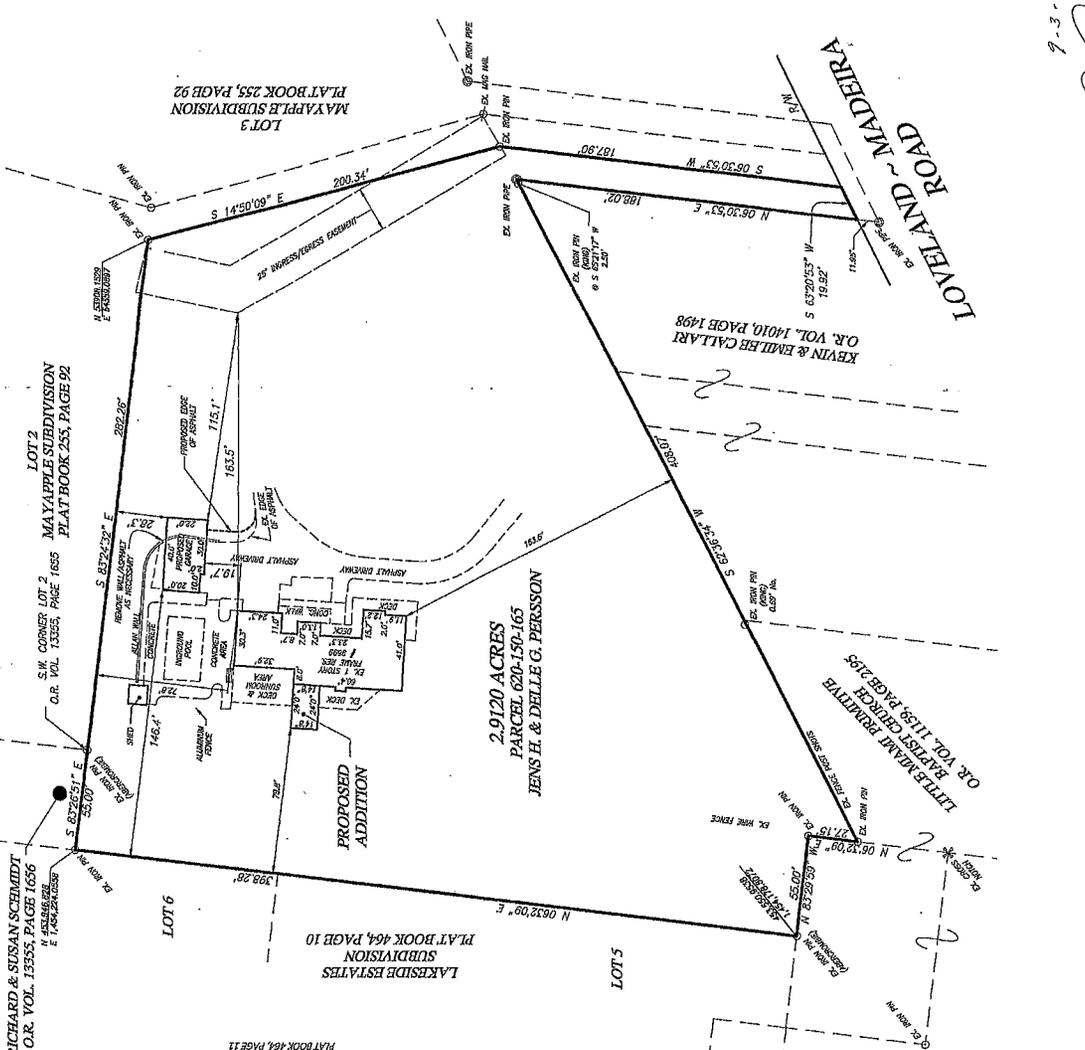
2 South Elevation  
 SCALE: 1/8" = 1'-0"



3 East Elevation  
 SCALE: 1/8" = 1'-0"



4 North Elevation  
 SCALE: 1/8" = 1'-0"



RICHARD & SUSAN SCHMIDT  
 O.R. VOL. 13353, PAGE 1656  
 E 142°24'36" W  
 S 83°22'51" E

LOT 6  
 S 83°22'51" E  
 S 83°24'19" E

LOT 9  
 S 83°24'19" E  
 S 83°24'19" E

LOT 10  
 S 83°24'19" E  
 S 83°24'19" E

LOT 11  
 S 83°24'19" E  
 S 83°24'19" E

PROPOSED ADDITION  
 WORKING FLOOR  
 CONCRETE AREA  
 ASPHALT DRIVEWAY

2.9120 ACRES  
 PARCEL 620-150-165  
 JENS H. & DELLE G. PERSSON

LAKESIDE ESTATES  
 SUBDIVISION  
 PLAT BOOK 464, PAGE 10

MAYAPPLE SUBDIVISION  
 PLAT BOOK 255, PAGE 92

LOVELAND MADERA  
 O.R. VOL. 14010, PAGE 1498  
 KEVIN & EMILIE CALLARI

LITTLEMAINT REALTY  
 O.R. VOL. 11159, PAGE 2195

EXISTING  
 PROPOSED DOSE OF ASPHALT

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**BUILDING PERMIT PLAN  
 MAYAPPLE SUBDIVISION  
 AND PARCEL TO THE WEST  
 SECTION 27, TOWN 5, E. RANGE 1  
 SYMMES TOWNSHIP  
 HAMILTON COUNTY, OHIO**

9-3-21

RECORDS 9/27/21 4:27	DATE 7/19/21	JOB NO. 20-195	DRAWN MCF
JOHN J. DUFFY & ASSOCIATES, INC. ENGINEERS-SURVEYORS 4825-L 6151 874-1811 Email: jdduffy@duffy.com			
SCALE 1" = 40'			



NOTE: The professional engineer has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, or other matters which may affect the accuracy and current title search may disclose.

