



**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  <b>S20240062</b>
BZA CASE NO  <b>ZVSM202405</b>

# NOTICE OF REFUSAL

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TO **DILLON VOWELL**  
 APPLICANT **10084 E. KEMPER ROAD**  
**LOVELAND, OH 45140**

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TO **MARK RUMPKE, KRR R.E. LLC**  
 OWNER **10084 E. KEMPER ROAD**  
**LOVELAND, OH 45140**

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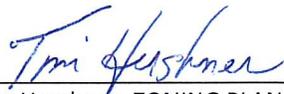
**AUDITOR'S ID NUMBER**  
**BOOK: 620      PAGE: 150      PARCELS: 90**

Your application, dated May 6, 2024, for a zoning certificate for the addition to an existing principal structure and with less than required side yard setback at the premises designated as 9028 LINK ROAD is hereby refused on this 6th day of May 2024 under Sections 41, 171.4 and 281 of the Zoning Resolution in that:

- Section 41**      Symmes Township Zoning Resolution and District Maps designate said premises to be in the "B" and "C" Single Family Residence districts.
  
- Section 171.4**      Any lot of record on the effective date of this Resolution may be used for any single-family dwelling irrespective of the width or area of said lot; the width of the side yard of any such lot need not exceed ten percent (10%) of the width of the lot...
  
- NOTE**      The lot is 43' 10.5" wide at the rear of the proposed addition. Ten percent (10%) of this width equals 4' 4.65" at which location the applicant proposes a side yard setback is 2' 1".
  
- 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.**

S240062

Appeal No. ZVSM2024-05  
Filed 5/6/24



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.)

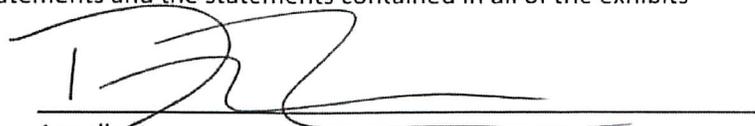
NAMES AND ADDRESSES

Appellant Dillon Vowell Address 10084 E. Kemper rd. Loveland, OH  
 Owner Mark Rumpke Address 9028 Link Rd. Loveland, OH 45140  
 Lessee \_\_\_\_\_ Address \_\_\_\_\_

The undersigned Dillon Vowell hereby appeals under Sections \_\_\_\_\_ of the Zoning Resolution  
Variance for an addition to a home within the setback requirement.

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

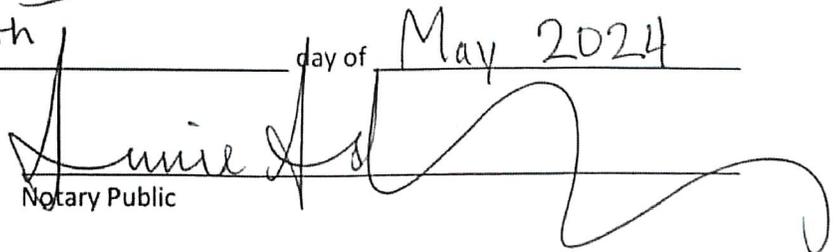
I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

  
 Appellant

Sworn to and subscribed before me, this 6<sup>th</sup> day of May 2024



RUTHANNE ADAMOWICZ  
Notary Public  
State of Ohio  
My Comm. Expires  
April 1, 2029

  
 Notary Public

5240062

Symmes Township Board of Appeals

Application No. ZVSM2024-05

Address of subject property 9028 Link Road, Loveland, OH 45140

Lot Number 49, Link Subdivision

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	KRR Real Estate	10084 E. Kemper Rd.,	Loveland	OH	45140	8122215462
Contractor	Casey Construction	4047 Boomer Rd.,	Cincinnati	OH	45247	5136787573
Plans By	Veite Design	6392 Mullen Rd.,	Cincinnati	OH	45247	5133097936

Type of improvement: (Briefly describe proposed work)  
Foundation and roof repair with addition extending the rear of the structure.

- 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 Vacant single family residential house
- Proposed Rental single family residential house

Ownership Cost

Private Estimated cost of improvement for which this application is made:

Public (Federal, State, Local) \$ 150,000.00

Corporate

Other

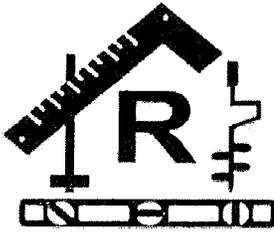
The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Symmes Township, pertaining to building and structures, and to construct the proposed building or structure or make the proposed change or alteration 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: Dillon Vowell Address: 10084 E. Kemper Road, Loveland, OH 45140

DO NOT WRITE BELOW THIS LINE (office use only)

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

BZA Filing Fee: \$795.90



KRR REAL ESTATE LLC  
10084 E. Kemper Rd.  
Loveland, OH 45140  
MARK RUMPKE: (513) 967-9970

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MAY 07 2024

Date: 5/1/2024

Attn: Symmes Township Board of Zoning Appeals

Re: Parcel 620-0150-0090-00; 9028 Link Road Loveland, OH 45140

To whom it may concern,

This statement is in regards to new residential construction at the above mentioned location. The entire parcel is approximately 10,715 square feet. The existing structure is approximately 808 square feet.

The proposed construction consists of remodeling the existing structure as well as adding an addition. The intended goal of the construction is to make the property better suited for rental purposes.

The section of the zoning resolution in question is the right side of the building. We are requesting variance for the new construction because the right side of the structure will encroach on the setback.

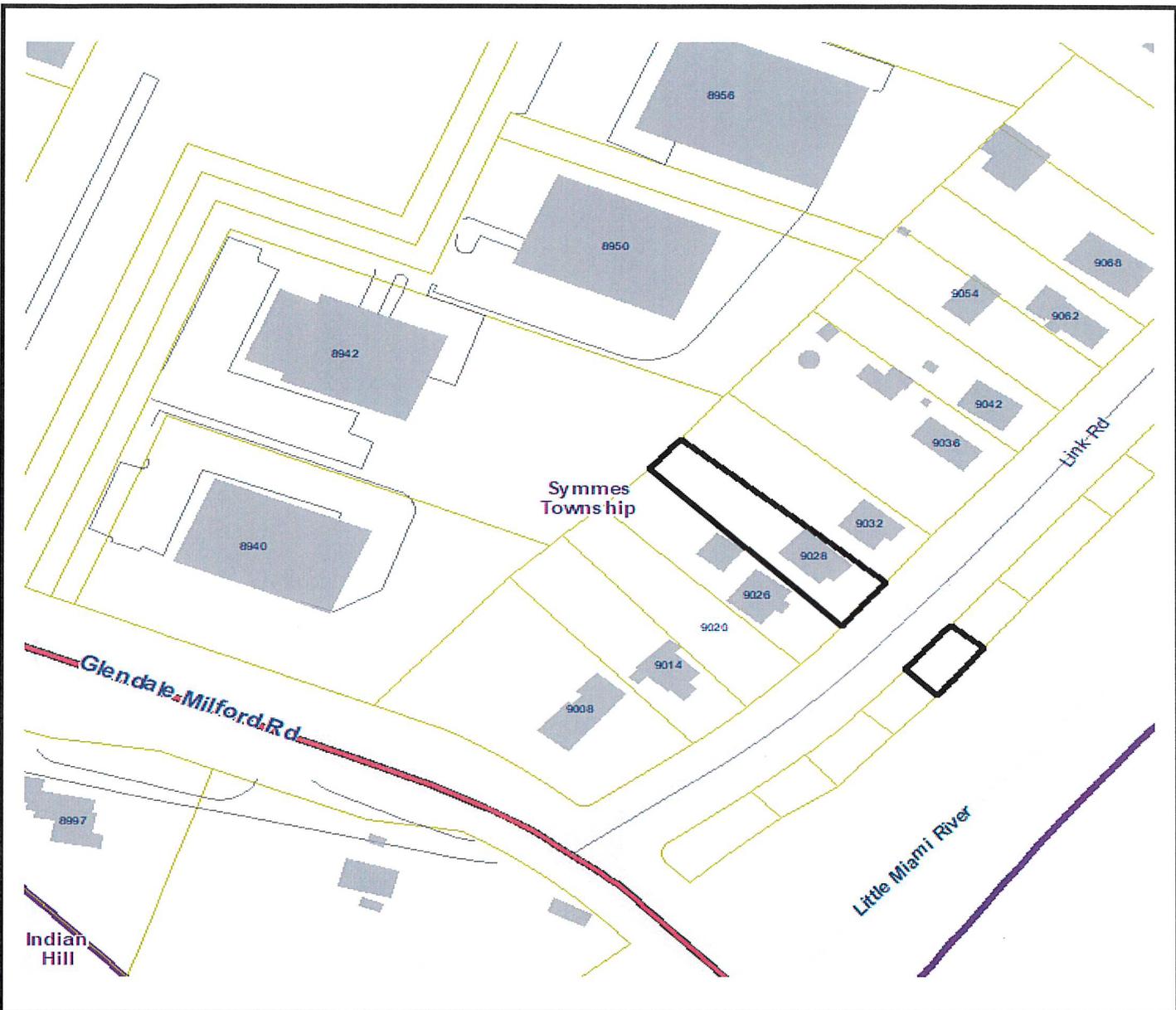
To aid in your consideration, KRR Real Estate LLC owns the neighboring property in which this new construction will encroach on. Despite encroachment, there will still be ample amount of space between the two properties. Ultimately, this new construction will not only improve the value of the property but improve the value of Link Road.

Thank you for your review and consideration. Please reach out to our Project Superintendent for further questions:

**Dillon Vowell**  
**(812)-221-5462**  
**Dillon@rumpkedemolition.com**

Sincerely,

Mark Rumpke  
Owner



# Vicinity Map

**Case: Symmes 2024-05; 9028 Link Road (ZVSM2024-05)**  
**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: 05-07-2024



