



Appeal No. CUSM2024-07  
Filed 7.1.2024

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

RECEIVED  
JUL 01 2024

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 SHP - Jonathan Rolke Address 312 Plum Street, Suite 700 Cincinnati, OH 45202

Owner Cincinnati & Hamilton Co. Public Library Address Main Library, 800 Vine St. Cincinnati, OH 45202

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

The undersigned Jonathan Rolke hereby appeals under Sections 380 - Conditional Uses 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 1st day of July, 2024



Susan Woollum  
Notary Public, State of Ohio  
My Commission Expires:  
08/10/2026

[Signature]  
Notary Public

Address of subject property 11850 Enyart Road, Loveland, OH 45140

Lot Number 620-0190-0516

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	Cincinnati & Hamilton Co. Public Library	Main Library, 800 Vine St.	Cincinnati	OH	45202	(513) 369-6900
Contractor	Turner Construction	510 Race St.	Cincinnati	OH	45202	(513) 721-4224
Plans By	Kieingers (Civil Eng.) SHP (Architect/Landscape Arch./Elec. Eng.)	312 Plum St. Suite 700	Cincinnati	OH	45202	(513) 381-2112

Type of improvement: (Briefly describe proposed work)

New construction project consisting of a Public Library building with site plan improvements. One-story building, approximately 22,930 gross square feet (including exterior patio areas covered by main roof). Site work includes reusing existing curb cut from Enyart Road with a combination of new and resurfaced parking lot and drive aisles.

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Appeal                        |
| <input type="checkbox"/> Residential           | <input checked="" type="checkbox"/> Conditional Use    |
| <input type="checkbox"/> Other                 | <input type="checkbox"/> Non-Conforming Use            |
|  | <input type="checkbox"/> Compatible Non-Conforming Use |
|  | <input type="checkbox"/> Other _____                   |

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

- Existing Public Library, single-story, approximately 15,700 GSF. Building contains book stacks, computer stations, study rooms, drive-thru window and an exterior patio. Interior plan consists of staff work spaces, and public spaces containing adult and youth services.
- Proposed Public Library, single-story, approximately 22,930 GSF (including two exterior covered patios on east and west sides of building). Interior conditioned space totals approximately 21,470 GSF. Building contains a meeting room, book stacks, computer stations, and study rooms for adult and youth services, along with staff workspace, drive-thru window, and two exterior covered patios.

- |  |   |
|--|---|
| Ownership  | Cost  |
| <input type="checkbox"/> Private                                   | Estimated cost of improvement for which this application is made: |
| <input checked="" type="checkbox"/> Public (Federal, State, Local) | <u>\$ 13,000,000.00</u>   |
| <input type="checkbox"/> Corporate                                 |   |
| <input type="checkbox"/> Other                                     |   |

RECEIVED

JUL 01 2024

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: Jonathan Rolke, Architect Address: SHP, 312 Plum Street, Suite 700 Cincinnati, OH 45202

DO NOT WRITE BELOW THIS LINE (office use only)

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

BZA Filing Fee: \$ 2,263.22

Kimberly A. Lapensee  
Zoning Administrator



Phone: (513) 683-6644  
Fax: (513) 683-6626

Luanne C. Felter  
Secretary

OFFICE OF  
BOARD OF ZONING APPEALS

INSTRUCTION TO APPELLANT FOR FILING A CONDITIONAL USE APPLICATION

Applications for a conditional use *shall be filed in person*. Applications are filed at 138 East Court Street, Room 801, Cincinnati, Ohio 45212. A legal notice will be prepared by the Board of Zoning Appeals and placed in a newspaper of general circulation in the County two weeks prior to the public hearing. The Board will also prepare, for the applicant, a typewritten list of names and complete addresses of the property owners of all lots and lands located within 200 feet of the property requesting the appeal. Said list will be prepared from the County Auditor's current tax list. All forms, including individual and legal notices, necessary for the processing of an application will be executed by the office of the Board. Public Hearings are held by the Board of Zoning Appeals on the first Monday of the month at the Symmes Township Administration building located 9323 Union Cemetery Road, Symmes Township, OH 45140.

All complete applications shall include the following information. *Please submit this checklist with your application.*

1. LETTER - Please provide one copy of an explicit typewritten statement addressed to the Board of Zoning Appeals, setting forth the following:
  - The location & size of the property;
  - A clear and accurate description of the proposed construction or use of the property;
  - State clearly the reasons why the conditional use is compatible with and will have no adverse impact on the land uses permitted in the district in which it is located;
  - State clearly the extent of additional protection from adverse impacts afforded to the adjacent property owners including protection from aesthetic, lighting, traffic, noise and other issues.
2. SITE PLAN - Please provide six full size drawings and two reduced drawings (11 x 17 inches or smaller). The site plan shall be drawn to scale of not less than one inch equals 50 feet and shall contain the following information:
  - Surveyor's seal (required for all new dwellings, residential additions over 600 sq. ft., residential additions less than 10 feet from a property line and all commercial projects);
  - Name of person(s) preparing the plan;
  - Title, name of owner & name of builder;
  - North arrow (North to top of plan);
  - Property lines, property dimensions, street name(s), right-of-ways, site size
  - Existing and proposed buildings and structures including playgrounds, athletic fields, courts, putting greens, including the use of each structure;

RECEIVED

JUL 01 2024

- Distance from structures to property lines;
- Paving, parking areas, driveways, walks etc.;
- Parking space, aisle & drive dimensions and parking analysis;
- Identify land uses on parcels adjoining the proposed site and within the surrounding neighborhood;
- Streetscape & boundary buffer yards and interior landscape areas;
- Existing & proposed grades and flood plains;
- Easements & purpose of easements;

Note: Modifications or changes to the plats and or plans approved by the Board are subject to review by the Board and a new case could be required by the Board or the Board's Administrator.

3. LANDSCAPE & LIGHTING PLAN - Please provide six full size drawings and two reduced drawings (11 x 17 inches or smaller) drawn to scale of not less than 1 inch equals 50 feet. A landscape plan is not required for single family dwellings and similar uses not subject to buffering and landscape standards but when required for other uses shall contain the following information:

- Landscape architect's seal;
- Streetscape buffer yard width & location;
- Boundary buffer yard(s) width & location;
- Interior landscape areas width & location;
- Detailed schedule of planting materials including type, caliper & location within each yard or area;
- Location of any exterior light fixtures or poles.

**RECEIVED**  
JUL 01 2024

- 4. STRUCTURAL DRAWING (Please provide two reduced sets of elevation drawings with architectural treatments)
- 5. APPLICATIONS (Complete one copy of each of the attached BZA application forms)
- 6. FEE - An application fee of \$2,263.22 is required when the appeal is filed and is based on the acreage of the site. Contact Hamilton County Planning & Development Zoning Division at 946-4550 for additional information. (All fees are nonrefundable and must be made payable to Symmes Township.)

Checklist prepared by:

Name Mike Domek, Architect

Address SHP, 1086 N. 4th Street, Suite 111, Columbus, OH 43201

Phone 614-384-5005 Date July 1, 2024



July 1, 2024

Office of Board of Zoning Appeals  
138 East Court Street, Room 801  
Cincinnati, OH 45212

To whom it may concern:

The enclosed application and drawings are being submitted for conditional use approval for a new Symmes Township Public Library Branch to replace the current public library facility on the same site. The property location is 11850 Enyart Road, Loveland, OH 45140 and the property size is 3.811 acres.

The proposed use of the property and building will remain the same, containing a branch library of the Cincinnati and Hamilton County Public Library system. The proposed new construction will be a single-story building, approximately 22,930 gross square feet, inclusive of two exterior patios covered by the main roof footprint. Excluding the two exterior patios, the interior conditioned space is approximately 21,740 GSF. The building's exterior materials are predominantly brick with storefront glazing and metal trim accents. A photovoltaic solar panel array will be located on the low-slope roof, facing south. The site plan contains a vehicular drive-thru lane with book drop and pick-up windows, electric vehicle charging stations, pedestrian access from Enyart Road's sidewalks, and bike racks near the main entrance. A section of parking spaces on the east side of the site will be preserved and resurfaced, accommodating use of an adjacent property containing recreational fields.

Due to no changes in both building use and vehicular entry curb cut on Enyart Road, we see no adverse effect to the adjacent properties' health, safety, morals or general welfare. The new facility's hours of operation will closely resemble, if not exactly match, the existing library's hours of operation.

Streetscape landscape buffers are provided along Enyart Road, affording added protection to neighboring sites across the street to the west. The site lighting design utilizes downlight poles along the vehicular drives at intervals satisfying code requirements.

In summary, the proposed library maintains the same site and building uses as the existing library. The proposed library will continue to serve as a prized public asset for both the immediate neighborhood and broader community of Symmes Township.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Domek".

Mike Domek, AIA, LEED AP  
Architect  
Phone: (614) 384-5005  
Email: mdomek@shp.com

RECEIVED

JUL 01 2024









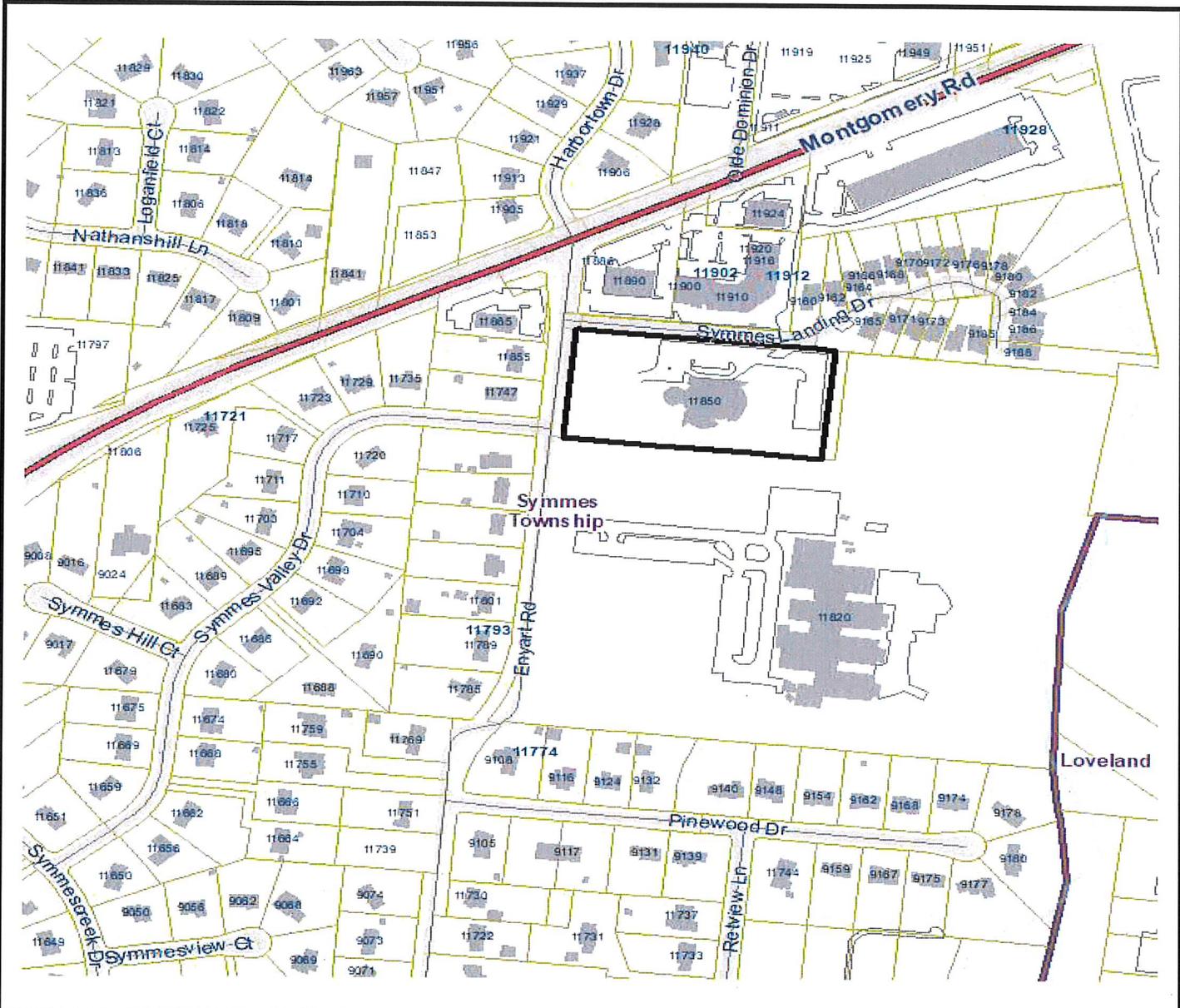












# Vicinity Map

**Case: Symmes 2024-07; 11850 Enyart Road {CUSM2024-07}**  
**Request: Conditional Use**

**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

Created: 07-08-2024

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