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SEP 24 2024

Appeal No. CVSM2024-09  
Filed 8/29/24



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 PRIYANKA BADDAM Address 8733 FIELDS ERTEL ROAD  
 Owner 8717 FIELDS ERTEL RD HOLDING Address CINCINNATI OHIO - 45249  
6338 SNIDER ROAD, MASON - 45040  
 Lessee PRIYANKA BADDAM Address 12181 SYCAMORE TERRACE DR  
APT B CINCINNATI OH - 45249  
 The undersigned PRIYANKA BADDAM hereby appeals under Sections  
380 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.

B. Priyanka  
Appellant

Sworn to and subscribed before me, this 20<sup>th</sup> day of August 2024

[Signature]  
Notary Public



Address of subject property 8733 FIELDS ERTTEL ROAD CINCINNATI -45249

Lot Number \_\_\_\_\_

| Identification | Name                     | Address                   | City              | State     | Zip Code     | Phone No.           |
|----------------|--------------------------|---------------------------|-------------------|-----------|--------------|---------------------|
| Owner          | <u>877 FIELDS ERTTEL</u> | <u>8733 FIELDS ERTTEL</u> | <u>CINCINNATI</u> | <u>OH</u> | <u>45249</u> | <u>937-367-0544</u> |
| Contractor     | <u>N/A</u>               |                           |                   |           |              |                     |
| Plans By       | <u>PRIYANKA</u>          | <u>12181 SYCAMORE</u>     | <u>CINCINNATI</u> | <u>OH</u> | <u>45249</u> | <u>937-367-0544</u> |

Type of improvement: (Briefly describe proposed work)

FOOD TRUCK

- 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 VACANT DRIVE THROUGH

Proposed FOOD TRUCK

Ownership

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

Cost

Estimated cost of improvement for which this application is made:

\$ 300

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: PRIYANKA BADDAM Address: 12181 SYCAMORE TERRACE DR  
APT# B CINCINNATI, OH 45249

DO NOT WRITE BELOW THIS LINE (office use only)

45249

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

BZA Filing Fee: \$1,661.10

Kimberly A. Lapensee  
Zoning Administrator



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

Luanne C. Felter  
Secretary

OFFICE OF  
BOARD OF ZONING APPEALS

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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; *ADDRESS AND 4,608 SQ. FT.*
- A clear and accurate description of the proposed construction or use of the property; *FOOD TRUCK w/ 4 PICNIC TABLES*
- 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; *SAME USE AS SURROUNDING PROPERTIES.*
- 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. *N/A*

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; *SIMILAR TO EXAMPLE PRESENTED + AERIAL MAP*
- 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;

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- 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.

~~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 \$1,661.10 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 PRIYANKA BADDAM

Address 12181 SUCAMORE TERRACE DR APT#B CINCINNATI

Phone 937-367-0544 Date 08/14/2024

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Priyanka Baddam  
Mawa Bros LLC  
12181 sycamore Terrace Drive  
Cincinnati, OH, 45249  
937-367-0544  
mawabrosllc@gmail.com  
8/29/2024

**Board of Zoning Appeals**

Symmes township

Dear Members of the Board of Zoning Appeals,

I am writing to formally request approval for a conditional use permit to operate a food truck at 8733 fields Ertel Rd Cincinnati oh 45249. This letter outlines the key aspects of my request, as follows:

**1) Location and Size of the Property:**

The property in question is located at 8733 fields Ertel Rd., Cincinnati, OH 45249, within Symmes Township. The total size of the leased area is approximately 4608 Sq. Ft. The property has previously been utilized for drive-through services, making it a suitable location for the proposed use.

**2) Description of the Proposed Use:**

I propose to operate a food truck within the existing drive-through area on this property. The food truck will be stationed in the same space previously designated for drive-through operations, allowing customers to easily access food services without disrupting the overall flow of the site. This setup ensures that there will be no interference with other businesses on the property.

**3) Compatibility with District Land Uses:**

The proposed use of this property as a food truck location is fully compatible with the permitted land uses in the district. The surrounding properties are similarly zoned and are utilized for similar commercial purposes, including gas station, restaurant, ice cream shop, etc. By continuing the existing pattern of use in this area, the food truck operation will have no adverse impact on neighboring properties or the overall character of the district.

In fact, the food truck will provide a valuable service to the community while maintaining the integrity of the district's land use regulations. The location is ideal for such a use, and I am confident that it will blend seamlessly with the surrounding environment.

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The proposed use of this property as a food truck location is fully compatible with the permitted land uses in the district. The surrounding properties are similarly zoned and are utilized for similar commercial purposes, including gas station, restaurant, ice cream shop, etc. By continuing the existing pattern of use in this area, the food truck operation will have no adverse impact on neighboring properties or the overall character of the district.

In fact, the food truck will provide a valuable service to the community while maintaining the integrity of the district's land use regulations. The location is ideal for such a use, and I am confident that it will blend seamlessly with the surrounding environment.

**4) Hours of Operation:**

We propose to operate the food truck from 11 AM to 2 PM and 5 PM to 11 PM on the days we are at this location. This schedule will allow us to serve the community effectively while ensuring minimal disruption.

**5) Duration of Business:**

We intend to operate year-round; however, we will also participate in various events and may move to different locations as opportunities arise. This flexibility will enable us to engage with the community in diverse ways while maintaining our presence at this site.

I respectfully request that the Board of Zoning Appeals grant this conditional use permit. I am available to provide any additional information or answer any questions you may have regarding this request.

Thank you for your consideration of this matter. I look forward to your favorable response enabling us to contribute positively to the local community.

Sincerely,  
Priyanka Baddam  
Mawa Bros LLC  
937-367-0544, 937-760-8171  
mawabrosllc@gmail.com



Fields Ertel Rd

N73-40-50W 89.83

N86-32-43W

food truck 8733

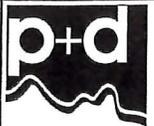
Symmes Township

table

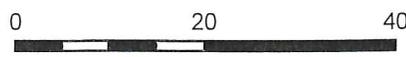
8735

Bess Ct  
N 3° 27' 33" E

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HAMILTON COUNTY  
Planning + Development  
138 E Court Street, Room 801  
Cincinnati, Ohio 45202

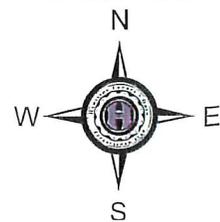


Feet

1:240

1 inch = 20 feet

08/29/2024



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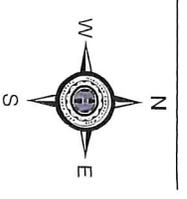


HAMILTON COUNTY  
 Planning + Development  
 138 E Court Street, Room 801  
 Cincinnati, Ohio 45202

The planning and development department is responsible for reviewing and approving all applications for development in Hamilton County. The department is responsible for reviewing and approving all applications for development in Hamilton County. The department is responsible for reviewing and approving all applications for development in Hamilton County.

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 Feet  
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 1 inch = 40 feet  
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SEP 2 2024

MY PET'S VET  
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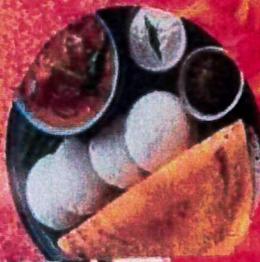


YOUR NEW HANGOUT SPOT!

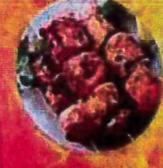
FRANCHISE OPPORTUNITY AVAILABLE 513-401-3223



السلام عليكم



Hello



नमस्कार

ORDER HERE



MAWABROSCINCY



Mawa Bros