

25HAM-BZAA-000027 - Symmes ZVSM2025-11; 9287 E Kemper Road - HAMILTONCOUNTY

Menu Reports Help

Record Type Alias: [BZA Appeal or Variance](#)

Application Status: [Accepted](#)

Application Name: [Symmes ZVSM2025-11; 9287 E Kemper Road](#)

Application Detail: [Detail](#)

Assigned To: [John Huth](#)

Application Comments: View ID Comment Date

Address: [9287 E KEMPER RD, SYMMES TOWNSHIP, OH 45140](#)

Parcel No: [062001700425](#)

Balance: [\\$0.00](#)

Total Fee Assessed: [\\$316.05](#)

Total Fee Invoiced: [\\$316.05](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	nugie tyra	Vision Technolo...	Primary Contact		4832 cooper roa...	Active

Custom Fields: **HAM_PLN_BZL_APP**

APPLICATION INFORMATION

Case Number

[Symmes ZVSM2025-11;](#)

[9287 E Kemper Road](#)

Buffer Zone

[200](#)

Type of BZA Action Requested

[Residential Variance](#)

Description of Proposed Improvement

[The parcel of land is crooked and I need driveway space for parking and coming in and out. Kemper road is a busy traveled road.](#)

Number of Acres in the Project

[1](#)

Estimated Cost of Proposed Improvement

[20000.00](#)

Description of All Proposed Uses

[the garage needs to be positioned as drawn to make the house liveable with the addition. garage can only be positioned in the front and rear to accomodate parking. I am preserving existing tree line in the front yard and along weatherstone court. I have zero parking and kemper road is very busy and I need something for parking and coming in and out. IT is dangerous.](#)

Description of All Existing Uses

[the garage needs to be positioned as drawn to make the house liveable with the addition. garage can only be positioned in the front and rear to accomodate parking. I am preserving existing tree line in the front yard and along weatherstone court. I have zero parking and kemper road is very busy and I need something for parking and coming in and out. IT is dangerous.](#)

Record Number of Case Being Appealed

[25HAM-ZCERT-000541](#)

HAM_PLN_BZL

HAM_PLAN_BZL_GIS

ENTERPRISE GIS INFORMATION

Zoning	Zoning Description
A	Single Family
Census Block	Census Tract
4012	024322
Auditor Land Use	Auditor Land Use Description
510	SF
Year Built	Sale Date
1953	4/1/2024

FEMA flood data is for general reference only.

For flood information about this property please contact the jurisdiction's floodplain manager.

FEMA FIRM Panel	FEMA Map Effective Date	FEMA Flood Hazard Zone	Flood Hazard Area
39061C0118F	6/7/2023 11:00:00 AM	X	No

FEMA LOMAR Information

-

Consoer Townsend Hamco 50 Year Flood Information:

CT Plate Number	CT Stream Name	CT Stream Number
9	-	-

HAMILTON COUNTY GIS INFORMATION

Jurisdiction [SYMMES TOWNSHIP](#) Incorporated Jurisdiction [No](#)
 Sewer District [MSD](#) Sewer Distance [274.69 Feet](#) Sewer Segment ID [58603013-58603012](#)
 Water District [CINCINNATI WATER WORKS](#) Septic [No](#)
 Fire District [Loveland-Symmes Fire Dept](#)

HAMILTON COUNTY BUILDING GIS INFORMATION
 RCO Building Inspection District [0010](#) OBC Building Inspection District [0007](#)

Internal CAGIS Use Only:
 Error Message [SUCCESS](#)

Date GIS Updated [8/18/2025](#)

HAM_PLN_BZL_HEARING

HEARING DATES

Municipal Planning Commission Date	Board of Zoning Appeals Date	Resolution Date
-	10/06/2025	-
Municipal Planning Commission Time	Board of Zoning Appeals Time	
-	19:00	

HAM_PLN_BZL

HAM_PLN_BZL_KEYDATES

KEY DATES

Application Accepted Date [08/25/2025](#)
 Distributed for Review Date
 -
 Approved Date
 -
 Denied Date
 -
 Closed Date
 -
 Expired Date
 -

HAM_PLN_BZL

DOC_HELPER

Document Types JSON

[{"Types":\["Case Documentation","Final Zoning Compliance","Letter - Application","Letter - Hearing Notific
 ation","Notice - Legal Advertisement","Notice - Legal Advertisement Published","Photo - Submitted","Plan
 ting","Plans - Other","Plans - Signage","Plans - Site Plan","Spec
 s - Site Plan","Resolution","Staff Report"\],"Required":\[\],"Conditional":\[\]}](#)

Parent Document Types JSON

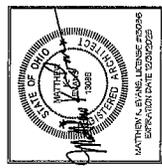
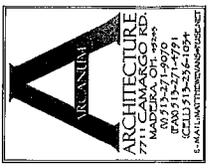
[{"Types":\["Applicant Letter","Application","Photo","Plans - Archi
 tecture","Plans - Site Plan","Spec
 n"\],"Required":\[\],"Conditional":\[\]}](#)

PROJECT PARCEL INFORMATION

Parcel Type Parcel Number (Number) Street No. Street No. Fraction Direction Street Name Street Type Condo Unit Zoning FEMA Flood Hazard Zone Ur

INTERESTED PARTIES

Interested Party Type Date Added Parcel Number (Number) Prop-Street No. Prop-Street Name Prop-Street Type Own-Name Own-Address Line 1 Own-Ad



REVISIONS	DATE	DESCRIPTION
1	12.10.24	ISSUED FOR PERMITS
2	2.17.25	REVISED PER COMMENTS
3	2.19.25	REVISED PER COMMENTS

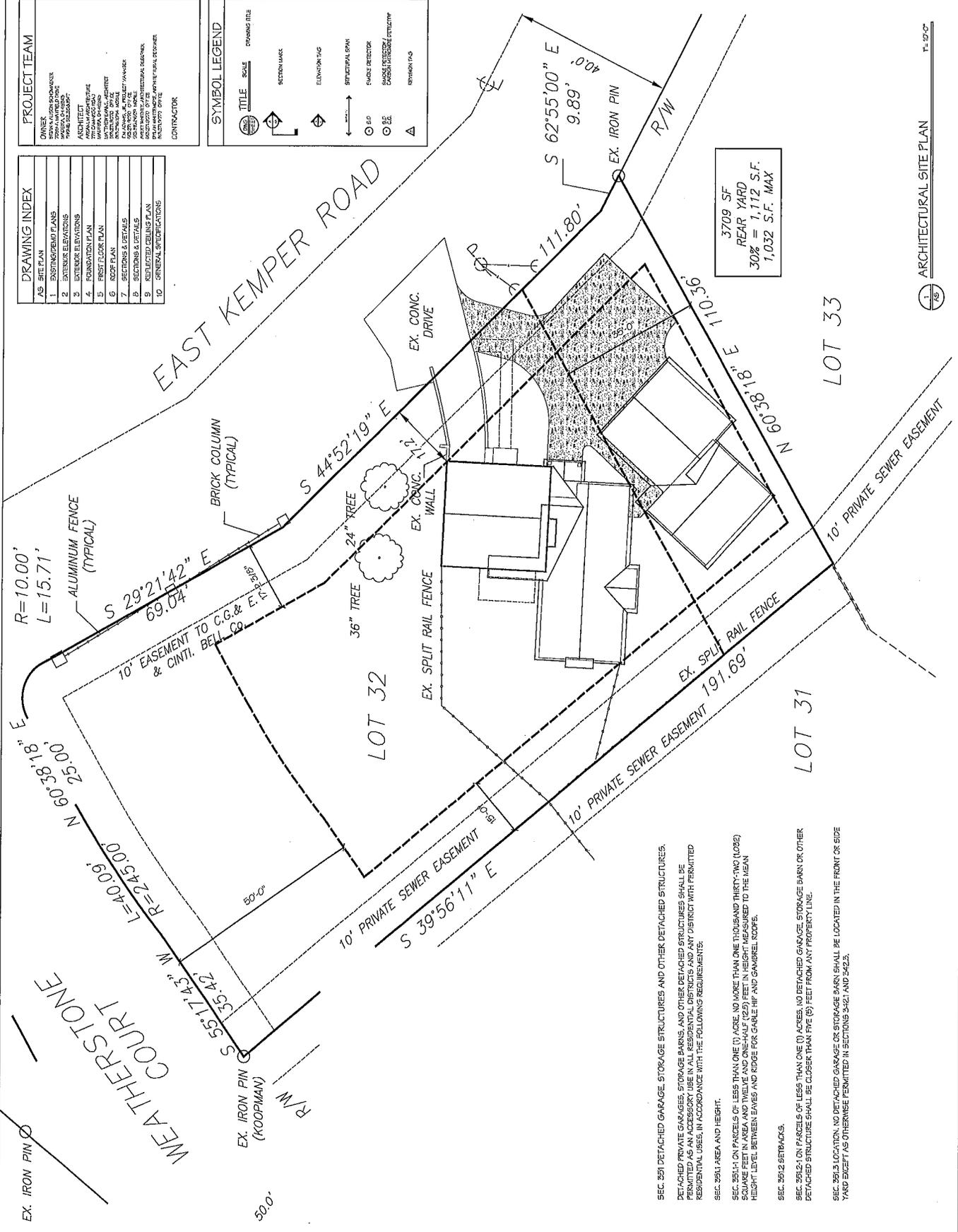
HOME ADDITION AND ALTERATION
 VISION TECHNOLOGIES
 9287 E. KEMPER RD., LOVELAND OH, 45140

SHEET
AS
 OF
 08

PROJECT TEAM	
OWNER	BRUNN & ASSOCIATES
ARCHITECT	VISION TECHNOLOGIES ARCHITECTURE
ENGINEER	WILLIAMS ENGINEERING
CONTRACTOR	CONTRACTOR

SYMBOL LEGEND	
	TITLE BLOCK
	SCALE
	SECTION MARK
	ELEVATION TAG
	STRUCTURAL PIN
	GARAGE STRUCTURE
	DETACHED STRUCTURE
	REVISION TAG

DRAWING INDEX	
AS	SITE PLAN
1	EXISTING/PROPOSED PLANS
2	EXTERNAL ELEVATIONS
3	EXTERNAL ELEVATIONS
4	FOUNDATION PLAN
5	FIRST FLOOR PLAN
6	ROOF PLAN
7	SECTIONS & DETAILS
8	SECTIONS & DETAILS
9	REFLECTED CEILING PLAN
10	GENERAL SPECIFICATIONS



3709 SF
 REAR YARD
 30% = 1,112 S.F.
 1,032 S.F. MAX

SEC. 3501 DETACHED GARAGE, STORAGE STRUCTURES AND OTHER DETACHED STRUCTURES, DETACHED PRIVATE GARAGES, STORAGE BARN, AND OTHER DETACHED STRUCTURES SHALL BE PERMITTED AS AN ACCESSORY USE IN ALL RESIDENTIAL DISTRICTS AND ANY DISTRICT WITH PERMITTED RESIDENTIAL USES, IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

SEC. 3501.1 AREA AND HEIGHT.

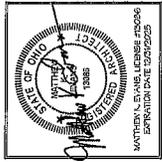
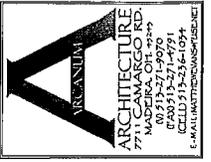
SEC. 3501.1.1 ON PARCELS OF LESS THAN ONE (1) ACRE, NO MORE THAN ONE THOUSAND THIRTY-TWO (1,032) SQUARE FEET IN AREA AND TWELVE AND ONE-HALF (12.5) FEET IN HEIGHT MEASURED TO THE MEAN HEIGHT LEVEL BETWEEN EAVES AND RIDGE FOR GABLE HIP AND GAMBREL ROOFS.

SEC. 3501.2 SETBACKS.

SEC. 3501.2.1 ON PARCELS OF LESS THAN ONE (1) ACRE, NO DETACHED GARAGE, STORAGE BARN OR OTHER DETACHED STRUCTURE SHALL BE CLOSER THAN FIVE (5) FEET FROM ANY PROPERTY LINE.

SEC. 3501.3 LOCATION. NO DETACHED GARAGE OR STORAGE BARN SHALL BE LOCATED IN THE FRONT OR SIDE YARD EXCEPT AS OTHERWISE PERMITTED IN SECTIONS 5402.1 AND 5402.2.

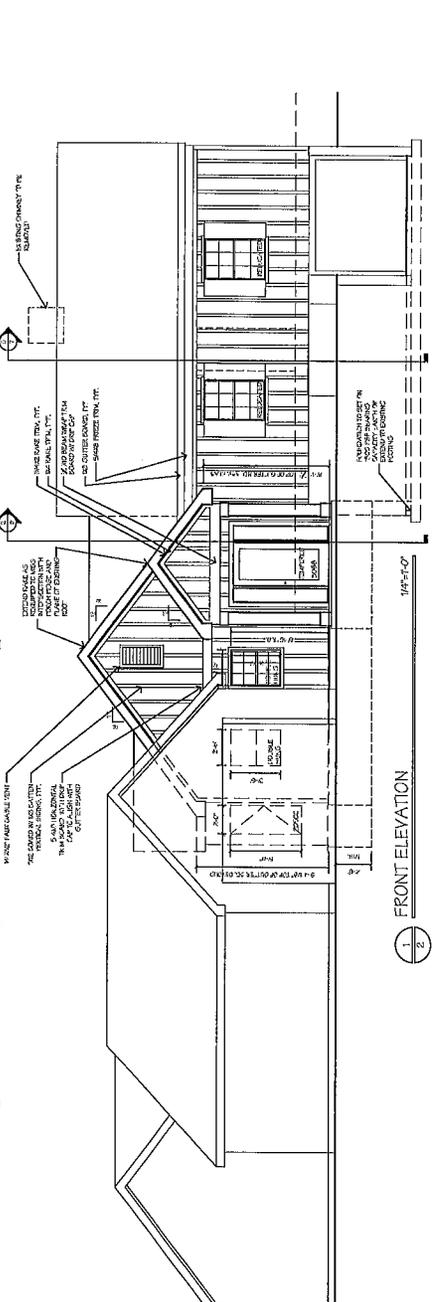
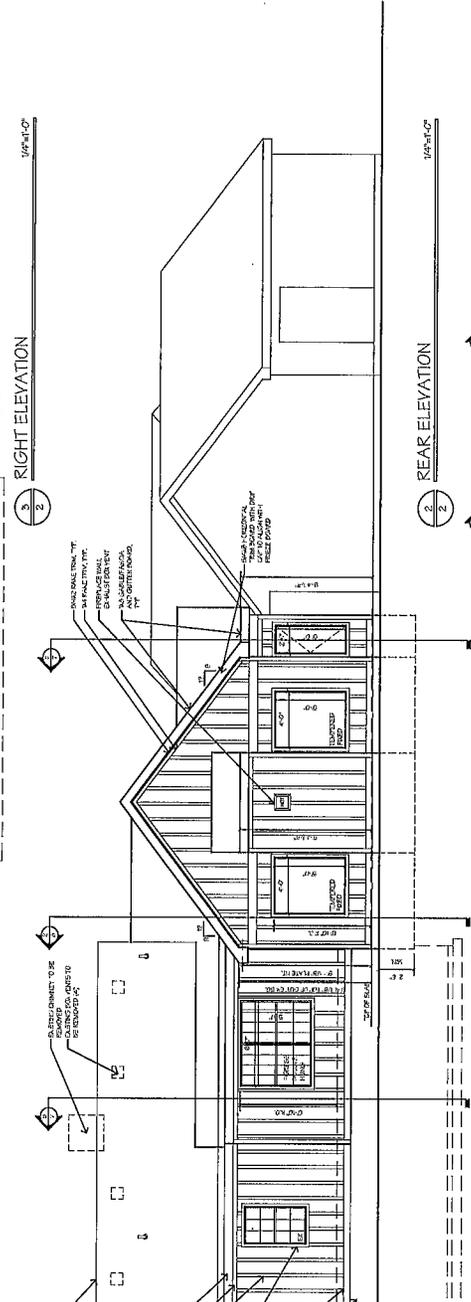
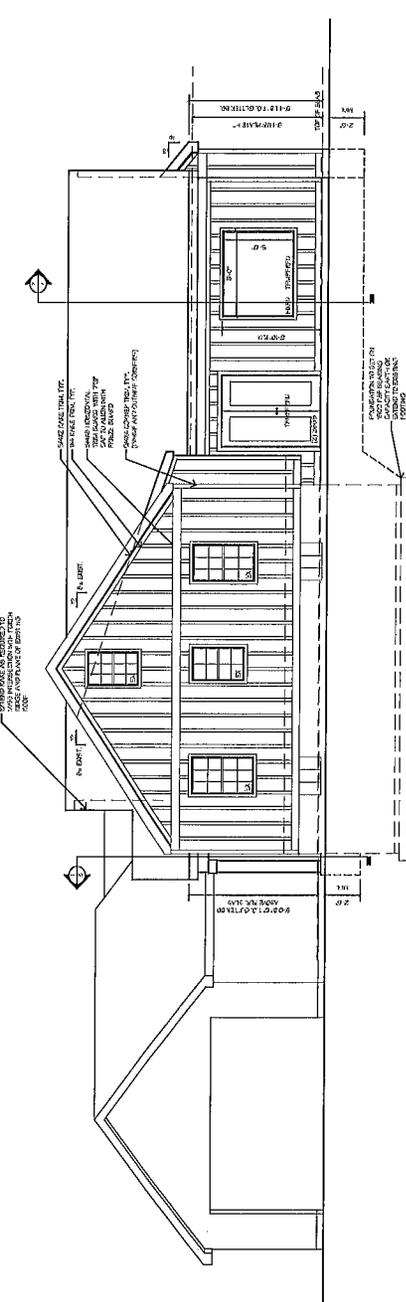
ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



REVISIONS	DATE
1	12.10.24
2	2.17.25
3	2.19.25

HOME ADDITION AND ALTERATION
 VISION TECHNOLOGIES
 9287 E. KEMPER RD. LOVELAND, OH. 45140

SHEET
 2
 OF



RIGHT ELEVATION

FRONT ELEVATION

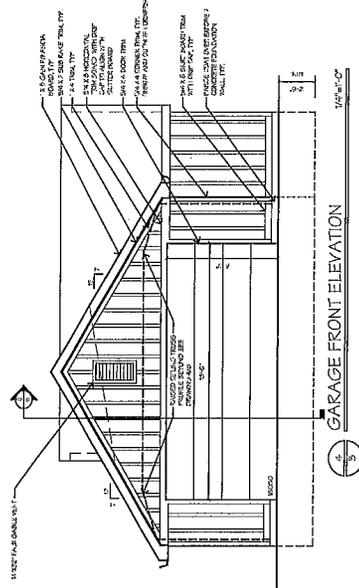
REAR ELEVATION



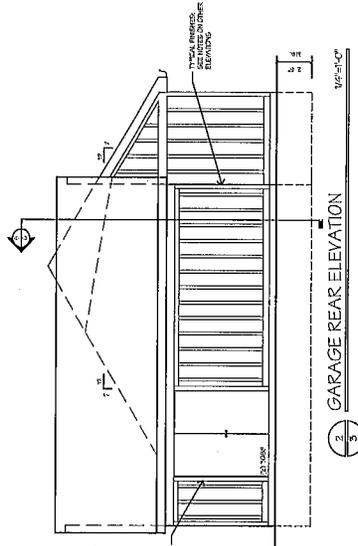
REVISIONS	DATE
1	12.10.24
2	2.17.25
3	2.19.25

HOME ADDITION AND ALTERATION
 VISION TECHNOLOGIES
 9287 E. KEMPER RD., LOVELAND, OH, 45140

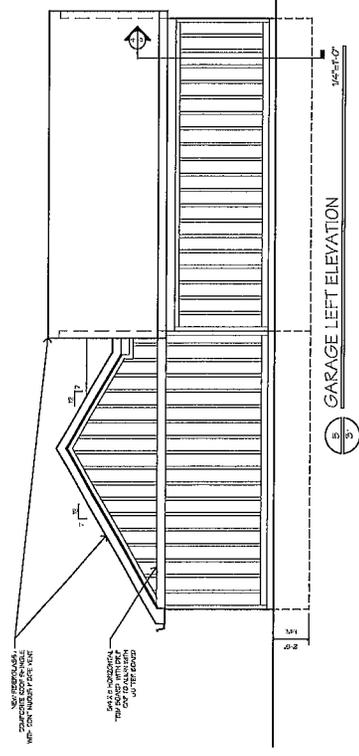
SHEET
3
 OF



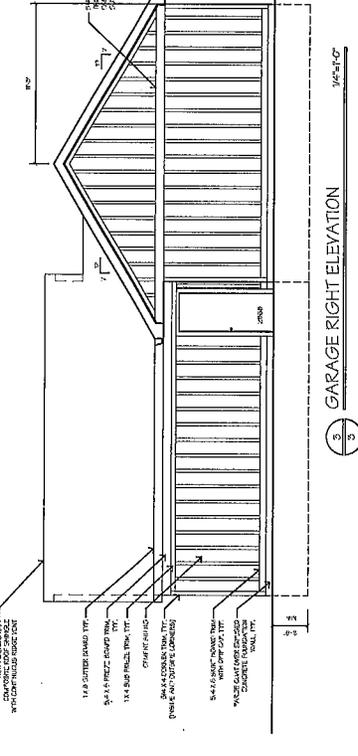
1/4" = 1'-0"
 GARAGE FRONT ELEVATION



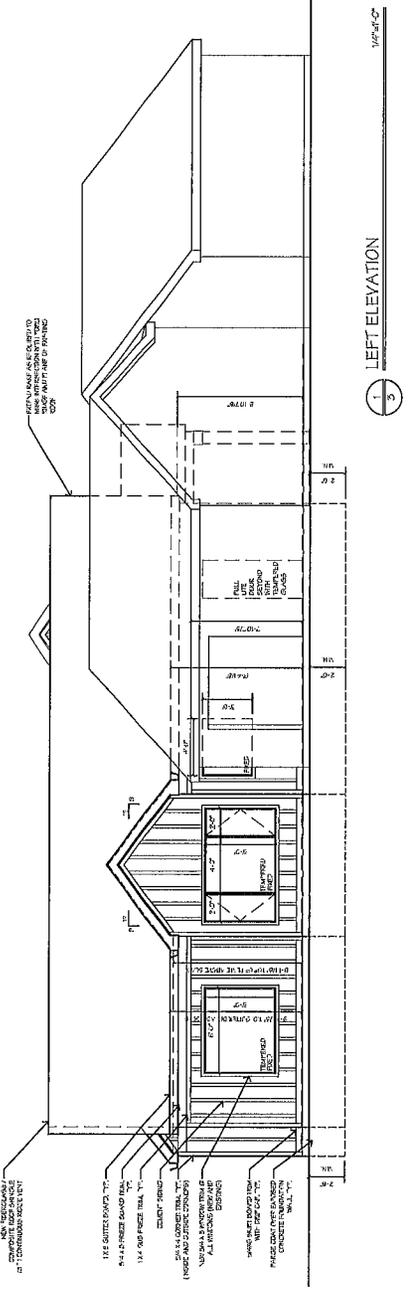
1/4" = 1'-0"
 GARAGE REAR ELEVATION



1/4" = 1'-0"
 GARAGE LEFT ELEVATION

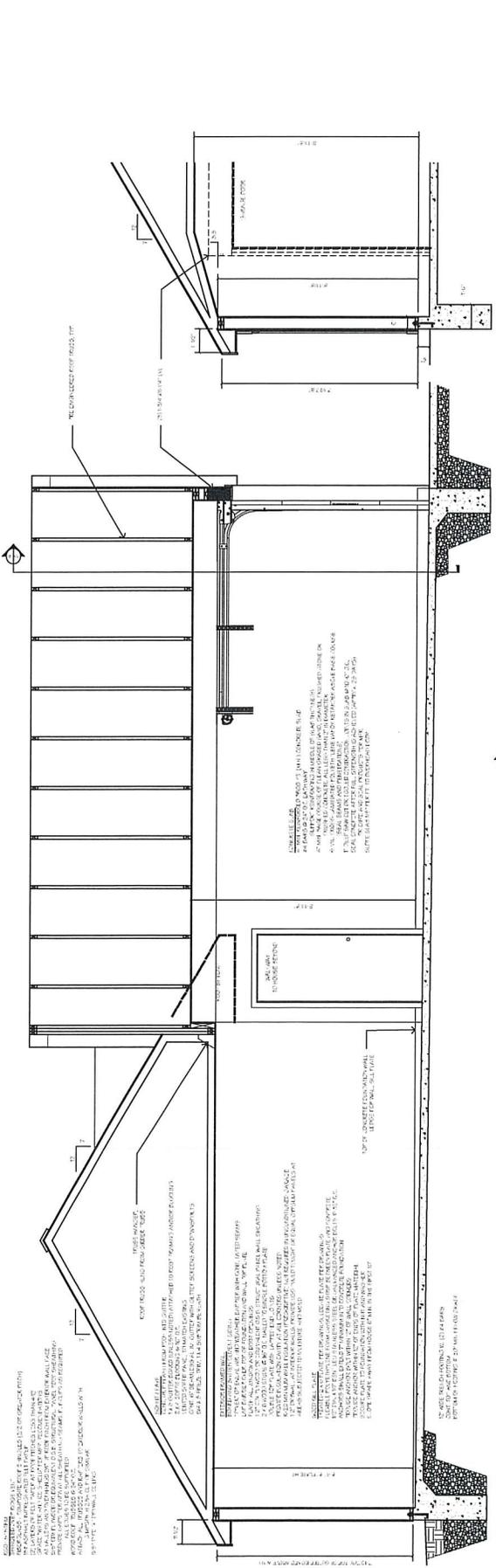


1/4" = 1'-0"
 GARAGE RIGHT ELEVATION

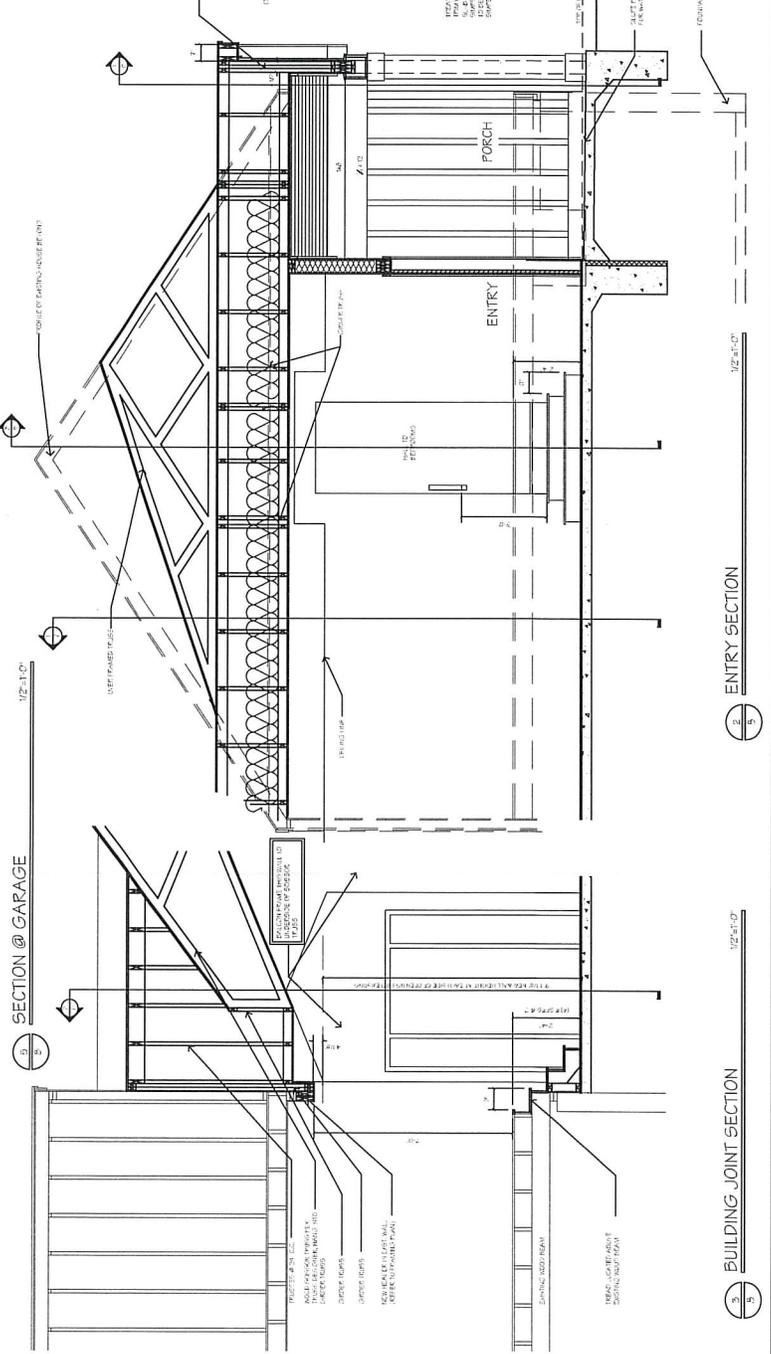


1/4" = 1'-0"
 LEFT ELEVATION

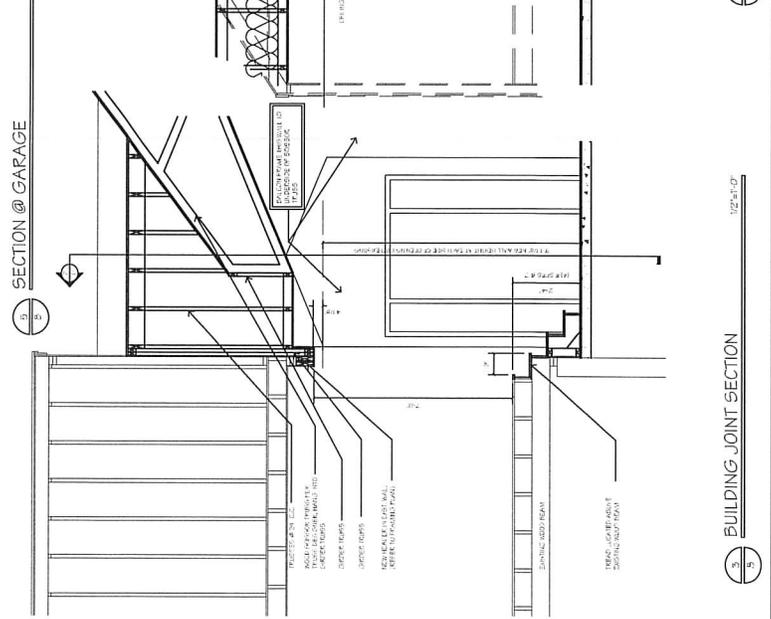
REVISIONS	DATE	DESCRIPTION
12.10.24		
2.17.25		
2.19.25		



GARAGE WALL SECTION
 1/2" = 1'-0"



ENTRY SECTION
 1/2" = 1'-0"



ENTRY DETAIL
 1/2" = 1'-0"

NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2021 INTERNATIONAL BUILDING CODE (IBC).
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL PERMITS.
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL INSURANCE REQUIREMENTS.
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REQUIREMENTS.
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL ENVIRONMENTAL REQUIREMENTS.
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL HISTORIC PRESERVATION REQUIREMENTS.

CONCRETE:
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 3. ALL CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 4. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

WOOD:
 1. ALL WOOD SHALL BE SCHED 200 SPRUCE PINE FIR.
 2. ALL WOOD SHALL BE KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
 3. ALL WOOD SHALL BE TREATED WITH AN APPROPRIATE PRESERVATIVE.
 4. ALL WOOD SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.

ROOFING:
 1. ALL ROOFING SHALL BE 1/2\"/>

MECHANICAL:
 1. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 2. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL PERMITS.
 3. ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REQUIREMENTS.

FINISHES:
 1. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2\"/>

PAINTS:
 1. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 2. ALL PAINTS SHALL BE APPLIED TO CLEAN, DRY SURFACES.
 3. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.

GLASS:
 1. ALL GLASS SHALL BE 1/2\"/>

DOORS:
 1. ALL DOORS SHALL BE 1 3/4\"/>

WINDOWS:
 1. ALL WINDOWS SHALL BE 1 3/4\"/>

CEILING:
 1. ALL CEILING SHALL BE FINISHED WITH 1/2\"/>

FLOORING:
 1. ALL FLOORING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL CODES.
 2. ALL FLOORING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL PERMITS.
 3. ALL FLOORING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE AND FEDERAL SAFETY REQUIREMENTS.

