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**MINUTES OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS  
REGULAR MEETING  
FEBRUARY 5, 2018**

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The meeting was called to order at 7:00 p.m. Members of the Commission present were: Mr. Fowler, Mr. Havill, Mr. Ruehlmann and Mr. Wolfe.

Also present were: Bryan Snyder, Hamilton County Zoning Inspector and Luanne Felter, Zoning Secretary.

**ELECTION OF OFFICERS**

MR. WOLFE made a motion to nominate Ron Ruehlmann as Chairperson for 2018.

MR. HAVILL seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’; Mr. Havill – ‘aye’; Mr. Ruehlmann – ‘aye’ and Mr. Wolfe – ‘aye’.

MR. RUEHLMANN made a motion to appoint Ralph Wolfe as Vice Chairperson for 2018.

MR. HAVILL seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’; Mr. Havill – ‘aye’; Mr. Ruehlmann – ‘aye’ and Mr. Wolfe – ‘aye’.

**PUBLIC HEARING**

MR. RUEHLMANN convened the public hearing for BZA 2018-01 for the property located at 9903 Walnutridge Court.

MR. SNYDER stated that the applicant is requesting variance approval for the construction of a one story addition for a dining room onto the existing single family home with less side yard setback than required. The proposed room addition would be 17 feet wide and extend 12 feet out from the existing home and would be 11.5 feet high to the midpoint of the gabled roof. Due to the angle of the home the setback to the northern property line will be 15 feet and 13.5 feet from the western property line providing a maximum intrusion of 1.5 feet. The appellant is also proposing to construct an addition above the existing one-story garage portion of the home but it complies with all zoning requirements and is not subject to this variance request. The property has a significant amount of vegetation that would screen the proposed room addition from the adjacent property owner. He believes that the proposed room addition would add substantial value to the house and would not change the character of the neighborhood.

JONATHAN WOOD (3344 Wagner Road, Cincinnati) stated that he is the architect for the project. The proposed single story alteration will extend beyond the 15 foot side yard setback by roughly 1.5 feet which will have very minimal impact. They plan to demolish the existing patio to accommodate the proposed room addition.

MR. RUEHLMANN wanted to know if they considered any other locations for the room addition.

MR. WOOD stated that they did not because they want the dining room to be close to the entryway and kitchen.

NEAL LAMPE (9903 Walnutridge Court, Cincinnati) noted that the current concrete pad extends further into the yard than the proposed addition. He needs to add onto his house to accommodate his family. A neighbor has a similar addition.

MR. HAVILL stated that he would prefer to see the room addition moved north, if possible.

MR. FOWLER made a motion to approve a two foot setback variance for a room addition on the west side of the home at 9903 Walnutridge Drive. MR. WOLFE seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’, Mr. Havill – ‘aye’, Mr. Ruehlmann – ‘aye’, and Mr. Wolfe – ‘aye’.

ADMINISTRATIVE MATTERS

MR. WOLFE made a motion to approve the minutes of the December 4, 2017 meeting. MR. HAVILL seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’, Mr. Havill – ‘aye’, Mr. Ruehlmann – ‘abstain’, and Mr. Wolfe – ‘aye’.

ADJOURNMENT

MR. RUEHLMANN adjourned the meeting at 7:16 p.m.

Approved:

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Ronald Ruehlmann, Chairperson

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Luanne Felter, Zoning Secretary