



Board of Zoning Appeals
Council Chambers
February 23, 2022 – 6:00 p.m.
233 South Main Street, Monroe, Ohio

Call to Order

Roll Call

Appointment of Officers

Appointment of Chair, Vice Chair, and Secretary officer

positions Approval of the Minutes – November 22, 2021

Old Business

New Business

Case No. 2022-1. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6241 Bendel Drive

Case No. 2022-2. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot 6231 Bendel Drive

Case No. 2022-3. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6221 Bendel Drive

Case No. 2022-4. Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6211 Bendel Drive

Administrative Reports

Adjournment



**Board of Zoning Appeals Minutes
November 22, 2021 – 6:00 pm**

The Board of Zoning Appeals of the City of Monroe met in regular session at 6:00 pm on November 22, 2021. The meeting was held in the Council Chambers located at 233 South Main Street.

Call to Order

Mr. Adam called the meeting to order at 6:01 p.m.

Roll Call

Members present: Lorenzo Adam, Michael Morris, John Robbins, and Casey Walters.

Staff members present: William J. Brock, City Manager/Acting Development Director, Kameryn Jones, Assistant Development Director, and Alaina Hagenseker, Planning and Zoning Specialist.

Approval of Minutes

Mr. Morris moved to approve the minutes from November 1, 2021 meeting; seconded by Mr. Walters. Voice vote. Motion carried.

Business

Mr. Adam opened the Public Hearing for Case No. 2021-2-- Consideration of a variance application from Thornton's LLC regarding a proposed fuel canopy.

Case No. 2021-2-- Consideration of a variance application from Thornton's LLC regarding a proposed fuel canopy.

Mrs. Jones stated that Thorntons LLC, on behalf of Corridor 75 Park LTD, has applied for a variance regarding a proposed fuel canopy at a proposed convenience store and retail fuel sales use located at the corner of State Route 63 and Gateway Boulevard. Thorntons LLC wishes to exceed the maximum clearance height of 14 feet permitted for fuel canopies for the diesel fuel canopy proposed to be located at the south end of the site. The applicant seeks to construct a diesel refuel area with a 17-foot 6 inch clearance height in order to accommodate semi-trucks, which the applicant states are 14 feet in height. The proposed site is 6.22 acres (presently a much larger parcel) and is zoned C-2 General Commercial.



A variance from the requirements of the Planning and Zoning Code (Code) may be granted by the Board of Zoning Appeals (BZA) when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exists that prevent strict application of this Code.

To allow an increase in the maximum clearance height permitted for fuel canopy structures from 14 feet to 17 feet 6 inches

Section 1204.04(D) (4) of the Code outlines this requirement as the following: “Canopies shall be gabled, set back a minimum of 15 feet from the street rights-of-way, and shall not exceed a clearance height of 14 feet.”

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff’s findings are listed after each criterion:

- The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;_The currently undeveloped property can be put to an economically viable use under any of the permitted uses in the C-2 zoning district. In their application, the applicant states they are deprived of their use of the property by not being able to build a canopy for weather protection and lighting, or one that provides safe clearance for semi-trucks.
- The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;
- The variance requested does not stem from a condition unique to the site/property. The issue of canopy height could be an issue for other retail fuel sales uses that would wish to incorporate semi-truck refueling services.
- The variance requested cannot otherwise be resolved by a zoning map amendment;
- The variance requested may not be resolved by a zoning map amendment. However, it could be resolved by a text amendment to address fuel canopy clearance height.
- That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;_The site is currently undeveloped, so there is no existing structure. The hardship condition is not created by actions of the applicant; There is no hardship condition related to the site. The user wishing to develop the site desires to provide refuel services to semi-trucks and therefore wishes to increase the clearance height for this fuel canopy. The applicant has stated the hardship is due to the Municipal Code not contemplating the height of a semi-truck.



- The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
- The granting of the variance will not adversely affect the public health, safety or general welfare; The granting of the variance may not adversely affect the public health, safety, or general welfare of the community. The applicant has stated the variance will increase public safety by providing adequate clearance for trucks and appropriate lighting for customers. The variance will be consistent with the general spirit and intent of this Code; The variance may be consistent with the spirit and intent of the code.
- The variance sought is the minimum that will afford relief to the applicant. The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to modify the variance to a lesser height that would still accommodate clearance needed for a 14 FT semi-truck. In their application, the applicant states Speedway on New Garver Road has a clearance height of 17'6". However, based on approved plans, the clearance height for this structure is 16'6".

Mrs. Jones stated that no departments have any comments and, as of November 18, 2021, no public comment was received.

As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code. Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff does not have a recommendation regarding the variance request.

Mr. Morris asked if the location northwest is C-1 by the motel, Senate and State Route 63 to the left. Mrs. Jones stated that it was C-1.

Mr. Morris asked if the text amendment is 14 feet. He asked where it would go to change. Mrs. Jones stated that it would go from Planning Commission and then go to City Council.

Mr. Morris asked if the two new lanes were 16'6", Mrs. Jones agreed.



Greg Bennett of 1100 Envoy Circle, Louisville KY 40299 explained that the canopy height is a safety issue with lighting distribution. He stated the canopy is on the south side of the building. It was a 50 foot building setback, and this is 167' from the property line.

Mr. Morris said 16'6" lighting isn't restricted. He asked if lights could be moved to the center. Mr. Adam asked about any other Thornton's heights. Mr. Bennett said it is around 17'

Mr. Adam asked about the canopy height. Mr. Bennett said it needs to be more of 4' to cover the structure.

Lenny Robinson, representing the Corridor 75 Park, commented it would only be affecting with what is behind the building. It needs to be tall for the snow scraping off of the truck.

Mr. Morris moved to accept the documents as presented; seconded by Mr. Adam. Voice vote. Motion carried.

Mr. Adam asked if there were any other additional comments at the time.

Mr. Morris moved to close the public hearing at 6:34pm; seconded by Mr. Walters. Voice vote. Motion carried.

The Board of Zoning Appeals opened up a deliberative session.

Mr. Adam discussed the fire suppression systems and the convenience store to diesel store. He also stated his concern for truck parking overnight. Mr. Robbins stated that 14' didn't seem as high.

Mr. Morris moved to approve Cast No. 2021-2—Consideration of a variance application from Thornton's LLC regarding a proposed fuel canopy; seconded by Mr. Walters. Roll call vote. 4 ayes. Motion carried.

Mr. Adam opened the Public Hearing for Case No. 2021-3-- Consideration of a variance application from Thornton's LLC regarding a proposed fuel canopy.

Case No. 2021-2-- Consideration of a variance application from Thornton's LLC regarding a proposed pole sign

Mrs. Jones stated that Thorntons LLC, on behalf of Corridor 75 Park LTD, has applied for variance regarding a proposed pole sign at a proposed convenience store and retail fuel sales use located at the southeast corner of State Route 63 and Gateway Boulevard. Thorntons LLC seeks relief from several code regulations as it relates to signage. The applicant wishes to construct a 50 FT pole sign with fuel pricing. The proposed site is 6.22 acres (presently a much larger parcel) and is zoned C-2 General Commercial.



A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

To allow a pole sign as proposed. Below are several code sections relevant to this request:

In the C-2 zoning district where this site is located, pole signs are prohibited as a permitted sign type.

Pole signs are permitted in the C-1 with regulations as a standard highway sign (see below), in the C-3 only as double-pole signs with a max height of 5 feet, and in the C-4 with a maximum height of 30 feet and maximum area of 36 square feet.

Section 1214.10(C) (3) (c) of the Code outlines the minimum clearance height for pole signs: The maximum sign height for a pole sign in the C-1 district shall be 100 feet. The bottom of the sign face shall be a minimum of 50 feet above the existing grade. The minimum clearance height for the sign face is 50 feet. As proposed, the sign has a clearance height of 35 feet from the existing grade to the bottom of the sign face. Section 1214.10(C)(3)(f) outlines the minimum setback requirement for pole signs: All pole and monument signs shall be set back a minimum of one-half the height of the sign from the street right-of-way. All signs shall be set back a minimum of 10 feet from any side lot line. All signs shall be set back a minimum of 25 feet from any lot in a residential zoning district. The 50 foot tall sign would be required a minimum setback of 25 feet from the right-of-way along Gateway Boulevard and State Route 63. As proposed, the setback is 14.4 feet from State Route 63 and 18.08 feet from Gateway Boulevard. Respectively, the request would be for 10.6 feet from State Route 63 and 6.92 feet from Gateway Boulevard. Section 1214.10(C)(3)(g) outlines the maximum amount of electronic message board area is permitted for pole signs: Up to 35 percent of a permitted monument sign may incorporate a manual changeable copy sign. Up to 30 percent of a permitted pole sign may incorporate a manual changeable copy sign. In the Industrial or Commercial districts, the permitted manual changeable copy sign area is allowed to be an electric message center such that the proposed sign contains 75 square feet of digital messaging, which is 33.33% of the 225 overall sign area.

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located; The property can be put to an economically viable use under any of the permitted uses in the C-2 zoning district.
- The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district; The variance requested does not



appear to stem from a condition unique to the site/property. In their application, the applicant states they cannot meet the minimum requirements of the code due to “building or lot elevation” characteristics. The applicant states the site located on State Route 63 with a 50 MPH speed limits visibility and reaction time for customers. The applicant has stated the reasoning for this request is to allow potential customers enough time to turn in and patronize their business. The desire to reach customers from a farther distance with bigger, more visible signage closer to the right-of-way is not unique to this property as most businesses have a desire for more visibility.

- The variance requested cannot otherwise be resolved by a zoning map amendment;_The variance requested could potentially be resolved by a zoning map or text amendment. That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;_The site is currently undeveloped, so there is no existing structure.
- The hardship condition is not created by actions of the applicant;_There does not appear to be a hardship condition related to the site. _As stated previously, the applicant has indicated the sign code and visibility/reaction time as hardship.
- The granting of the variance will not adversely affect the rights of adjacent property owners or residents; In their application, the applicant states to the north there will be a future truck distributorship development, to the west a carwash and to the east is an existing City water treatment plant. Staff would like to clarify they have no knowledge of a “truck distributorship” developing to the north of this site in the city. Staff has had preliminary meetings with developers for a car wash at the southwest corner of State Route 63 and Gateway Boulevard. However, no formal application or approval has occurred regarding the car wash use.
- The granting of the variance may adversely affect the rights of adjacent property owners. Per current code, pole signs are completely prohibited in the C-2 zoning district. Adjacent properties to the west, south, east, and north of this site are not be permitted to have a pole sign. Pole signs are prohibited in industrial zones as well, which would affect properties in Park North industrial subdivision to the south. The sign as proposed is not permitted in any zoning district.
- The granting of the variance will not adversely affect the public health, safety or general welfare; The granting of the variance may adversely affect the public health, safety, or general welfare of the community. The code is intentional in regulating the size of signage in the City for a number of reasons ranging from encouraging the general attractiveness of the community and to promote the reasonable, orderly, and effective display of signs



regarding the business and industry of the City. Consistency of sign regulations works to provide for orderly commercial development.

- The variance will be consistent with the general spirit and intent of this Code; The intent of the code may not be observed by granting this variance request. As mentioned previously, the Code is intentional in regulating the size of signage in a reasonable, orderly, and effective way and the desire for bigger, more visible signage closer to the road is not unique. The intent behind the code regulations for highway pole signs is to be limited to those properties in the immediate vicinity of the interchange, which has been identified by the zoning map as the C-1 Highway Commercial District.
- The variance sought is the minimum that will afford relief to the applicant. Not including the proposed pole sign, the applicant's sign package (yet to be approved) for the site includes 10 other signs ranging from directional signage, wall signage, monument signage with fuel pricing, and canopy signage on both the northern auto fuel canopy and the truck fuel canopy to the south.

Mrs. Jones stated that no departments have any comments and, as of November 18, 2021, no public comment was received.

As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.

Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff recommends denial of the variance request due to the lack of special or unique circumstance and inconsistency with the spirit and intent of the code.

Mr. Morris asked if pole signs are permitted in C-1. Mrs. Jones stated that it was but with certain changes and it would need to be changed.

Mr. Adam said that 63 before traffic signals, the subdivision sign for Park North and the neighborhood part of the interchange district would need to move to the east to meet setbacks. It might help to relieve traffic from the New Garver Speedway.



Mr. Adam said this is something that is better to address in the Code than in a variance. Mr. Brock said it is a very specific need and it has to have very specific language.

Mr. Morris moved to accept the documents as presented; seconded by Mr. Adam. Voice vote. Motion carried.

Mr. Morris moved to close the public hearing at 7:05pm; seconded by Mr. Walters. Voice vote. Motion carried.

The Board of Zoning Appeals opened up a deliberative session.

Mr. Adam stated that C-3 and C-4 allows signs, and wanted to know the difference between them and C-2. Mrs. Jones stated that C-3 is downtown up to 5' in height. C-4 is Gateway Commercial by Butler Tech, where the max height is 36'. The best place would be C-1 Highway.

Mr. Morris stated that McDonald's is C-1, and wondered why the proposed Thornton's signs can't be changed. Mrs. Jones stated that the 2006-2007 overlay district created the C-1 Highway Commercial. Mr. Morris asked about the sign plan in the Comprehensive Plan. Mrs. Jones stated that it is a broad brush plan and that in terms of signage only discuss City entrance or gateway signs. Small commercial signs and any additional sign code changes are still being reviewed.

Mr. Adam moved to deny Case No. 2021-3—Consideration of a variance application from Thornton's LLC, Regarding a proposed pole sign; seconded by Mr. Walters. Roll call vote. 3 ayes. 1 no. Motion carried.

Adjournment

Mr. Morris moved to adjourn the meeting; seconded by Mr. Walters. Motion carried.

The Board of Zoning Appeals meeting adjourned at 7:34pm.

Respectfully submitted by:

Alaina Hagenseker
Planning and Zoning Specialist



CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Board of Zoning Appeals
FROM: Kameryn Jones
Assistant Development Director

DATE: February 23, 2022

RE: Information Packet for **February 23, 2022** Board of Zoning Appeals Meeting at **6:00 p.m.**

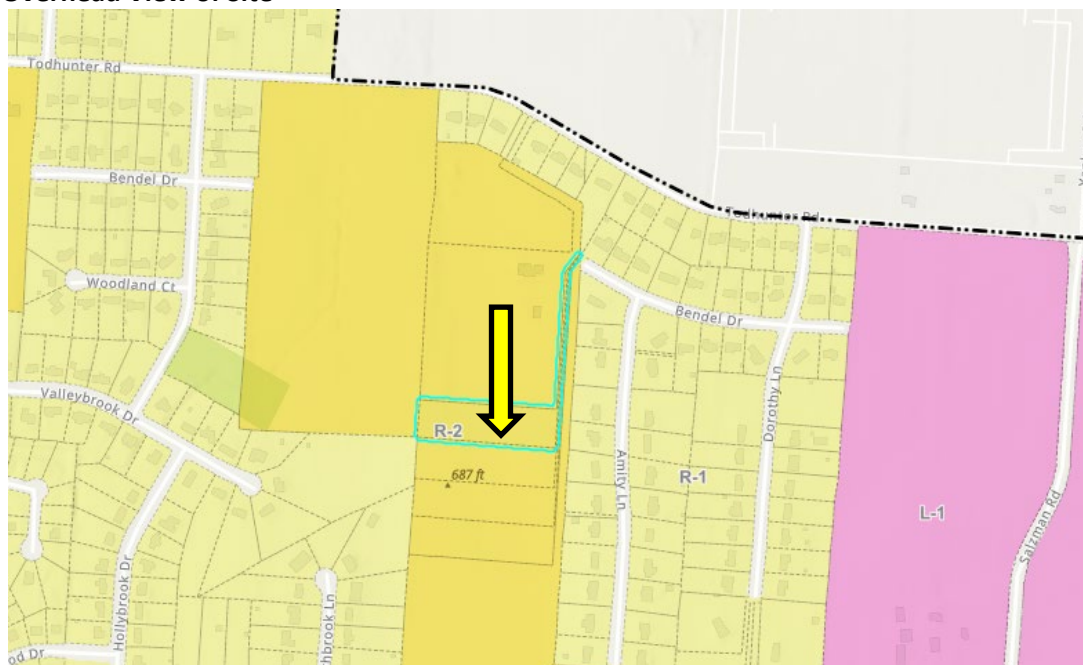
I. BZA-2022-1— Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6241 Bendel Drive

A. Background:

- Stacey Kuhn, of Chance Custom Homes, has applied for variance regarding the development of a single-family home on an existing panhandle property located off Bendel Drive.
- The applicant wishes to construct a 2,037 square foot home.
- The site is approximately 2.4 acres and is zoned R-2 Single Family Residential.
- The property has frontage on Bendel Drive and will be access from a 13-foot private drive that will be shared access with the other three panhandle properties.



Overhead View of Site



Surrounding Zoning



Heading West on Bendel Drive



Facing South at the end of Bendel Drive



Facing West on Amity Lane (3695 Amity and 3713 Amity)



Facing West on Amity Lane (3727 Amity and 3713 Amity)

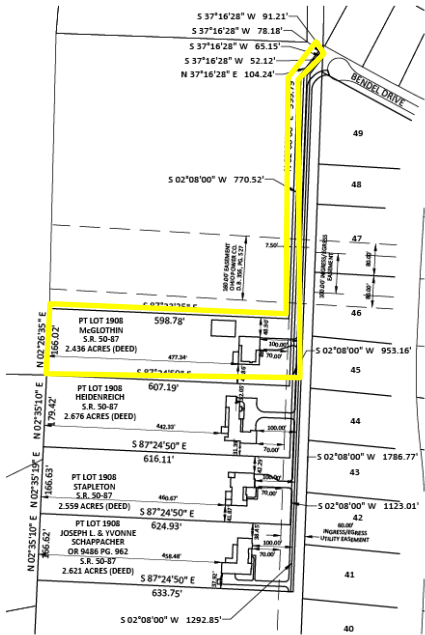
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

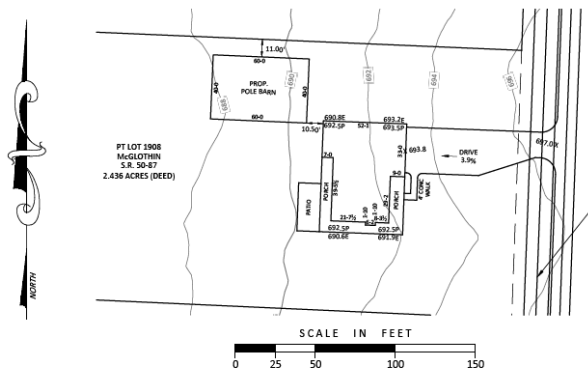
C. Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:

c) Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.



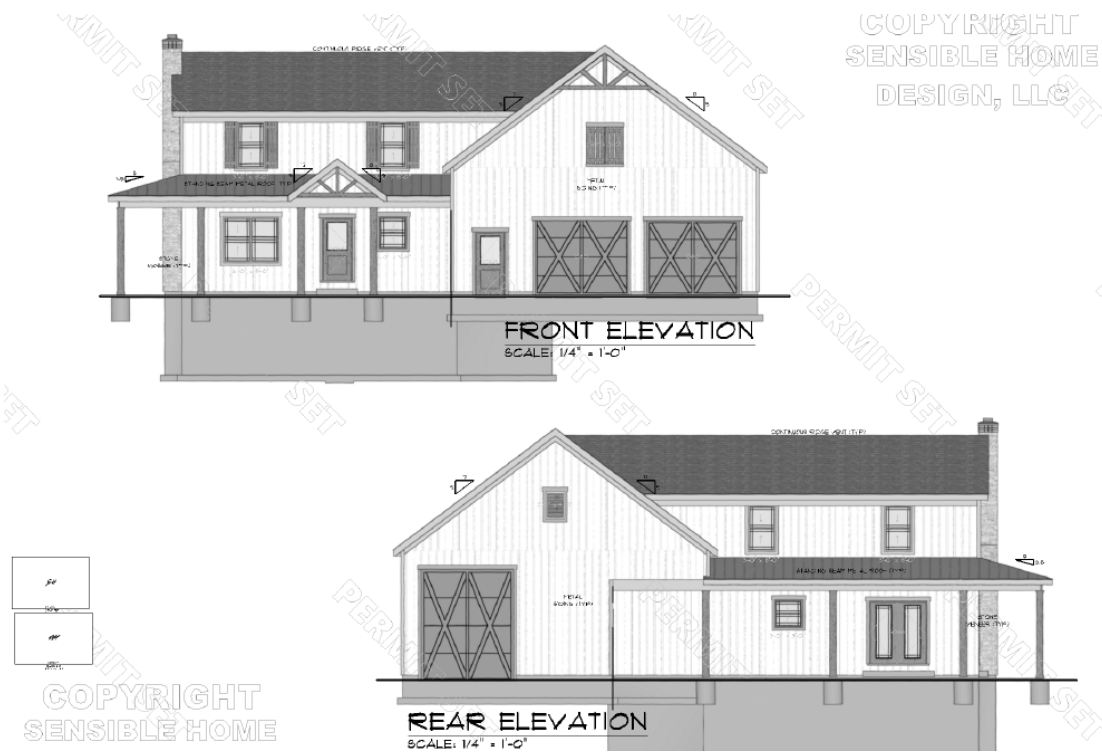
Proposed Site Plan



THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.
 SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
 THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.



BENDEL DRIVE
 C1800013000028
 PART LOT 1908
 2.436 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO



Proposed Elevations

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;***

The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.

- ***The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;***

The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.

- ***The variance requested cannot otherwise be resolved by a zoning map amendment;***

The variance requested may not be resolved by a zoning map amendment.

- ***That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;***

The site is currently undeveloped and there is no existing structure.

- ***The hardship condition is not created by actions of the applicant;***

The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.

- ***The granting of the variance will not adversely affect the rights of adjacent property owners or residents;***

Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. The Board may also wish to consider any concern for the home and property to the north of this site. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- ***The granting of the variance will not adversely affect the public health, safety or general welfare;***

The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.

- ***The variance will be consistent with the general spirit and intent of this code;***

The variance may be consistent with the spirit and intent of the code.

- ***The variance sought is the minimum that will afford relief to the applicant.***

The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

E. Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Police Department: No comment.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.

F. Public Comment:

- As of February 17, 2022, no public comment was received.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.

- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

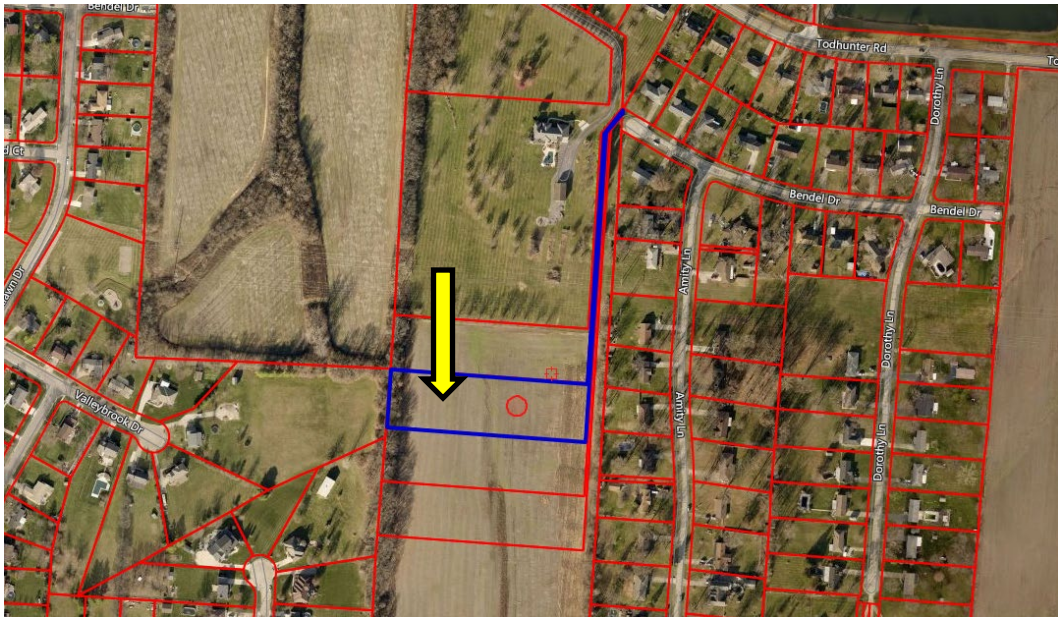
Staff **recommends approval of** the variance request with the following conditions:

- Discussion and decision on any requirement for buffer to the north side of the proposed site to screen from the home to the north.
- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide yearround privacy between the properties.

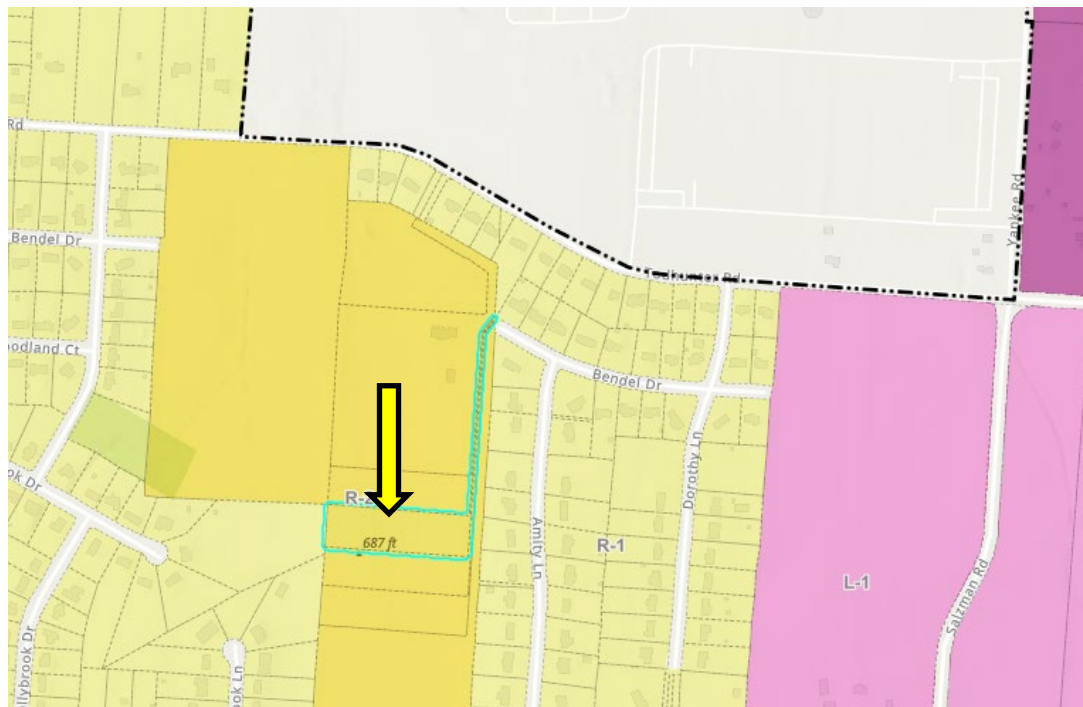
II. BZA-2022-2— Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot 6231 Bendel Drive

A. Background:

- Stacey Kuhn, of Chance Custom Homes, has applied for variance regarding the development of a single-family home on an existing panhandle property located off Bendel Drive.
- The applicant wishes to construct a 4,049 square foot home.
- The site is approximately 2.7 acres and is zoned R-2 Single Family Residential.
- The property has frontage on Bendel Drive and will be access from a 13-foot private drive that will be shared with the other three panhandle properties.



Overhead View of Site



Surrounding Zoning



Heading West on Bendel Drive



Facing South at the end of Bendel Drive



Facing West on Amity Lane (3727 Amity and 3713 Amity)

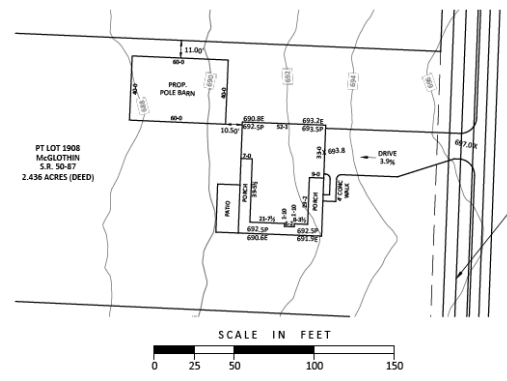
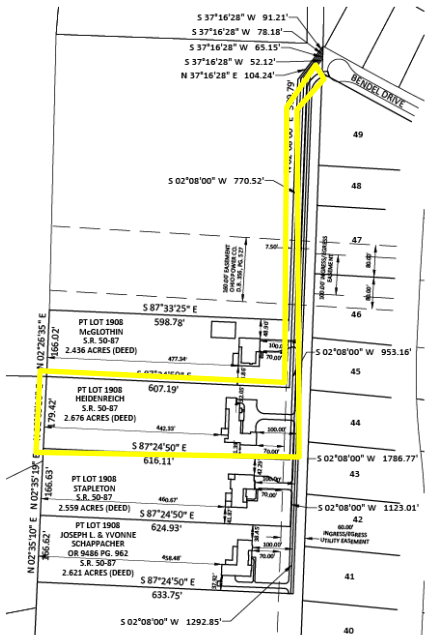
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:

c) Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.



THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.



BENDEL DRIVE
 C1800013000028
 PART LOT 1908
 2.436 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO

Proposed Site Plan



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



Proposed Elevations

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff’s findings are listed after each criterion:

- ***The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;***

The currently undeveloped property can only be developed for single-family home development under the present zoning of R-2 Single Family Residential.

- ***The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;***

The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.

- ***The variance requested cannot otherwise be resolved by a zoning map amendment;***

The variance requested may not be resolved by a zoning map amendment.

- ***That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;***

The site is currently undeveloped and there is no existing structure.

- ***The hardship condition is not created by actions of the applicant;***

The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.

- ***The granting of the variance will not adversely affect the rights of adjacent property owners or residents;***

Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- ***The granting of the variance will not adversely affect the public health, safety or general welfare;***

The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.

- ***The variance will be consistent with the general spirit and intent of this code;***

The variance may be consistent with the spirit and intent of the code.

- ***The variance sought is the minimum that will afford relief to the applicant.***

The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

E. Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Police Department: No comment.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.

F. Public Comment:

- As of February 17, 2022, no public comment was received.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

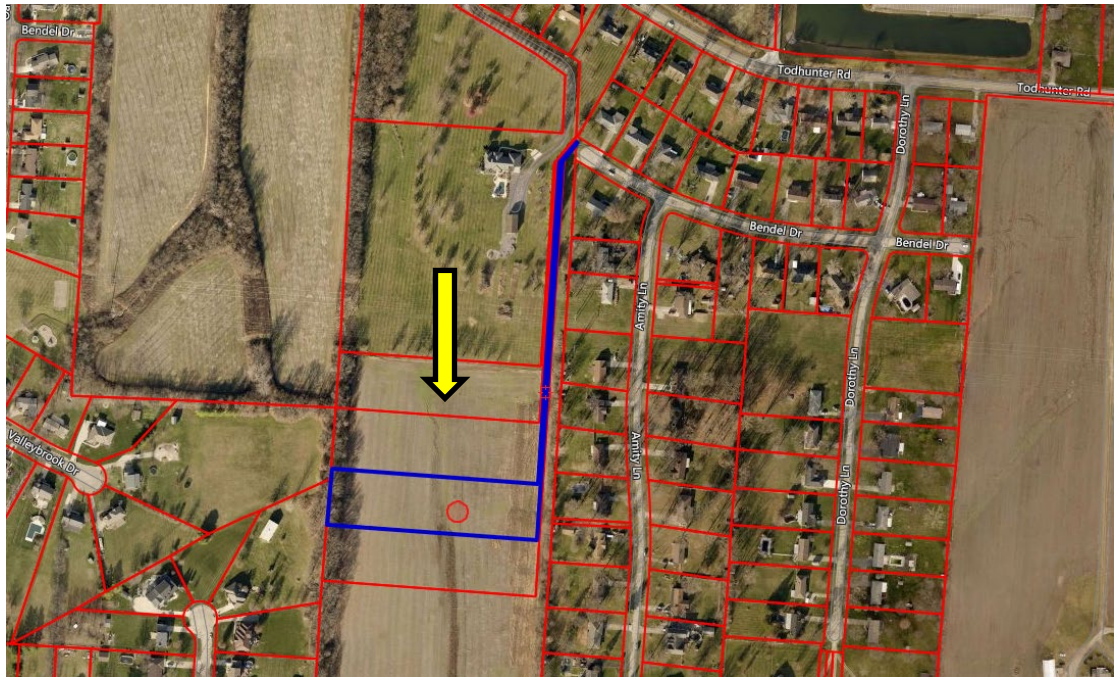
Staff **recommends approval of** the variance request with the following conditions:

- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.

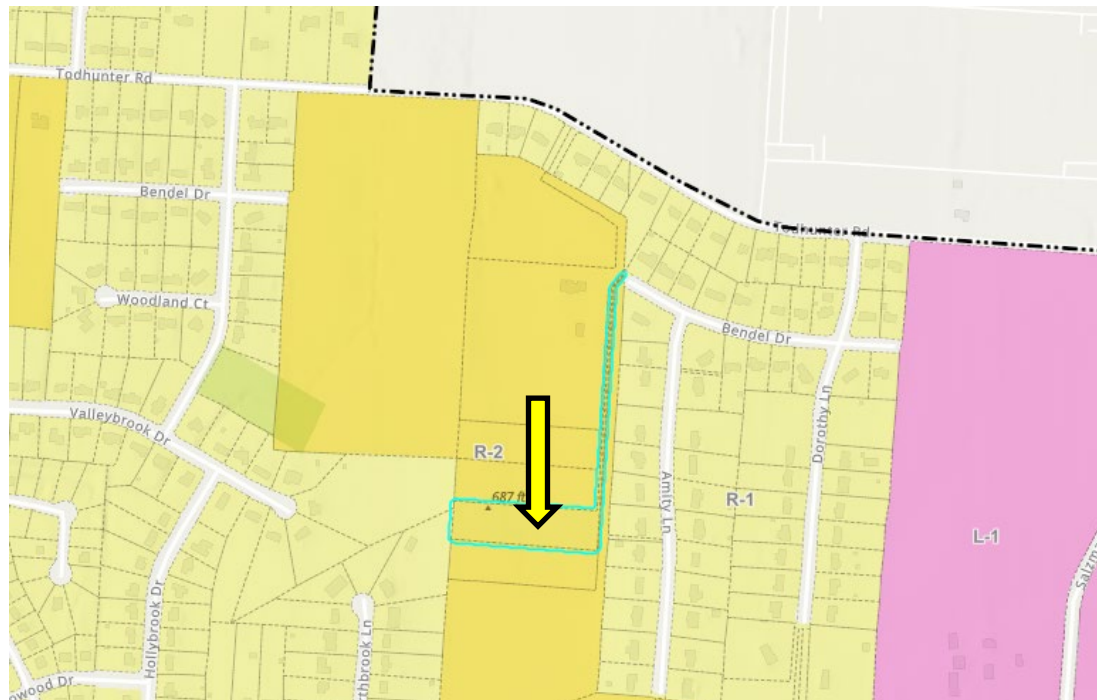
III. BZA-2022-3— Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6221 Bendel Drive

A. Background:

- Stacey Kuhn, of Chance Custom Homes, has applied for variance regarding the development of a single-family home on an existing panhandle property located off Bendel Drive.
- The applicant wishes to construct a 2,033 square foot home.
- The site is approximately 2.5 acres and is zoned R-2 Single Family Residential.
- The property has frontage on Bendel Drive and will be access from a 13-foot private drive that will be shared with the other three panhandle properties.



Overhead View of Site



Surrounding Zoning



Heading West on Bendel Drive



Facing South at the end of Bendel Drive



Facing West on Amity Lane (3741 and 3755 Amity Lane)



Facing West on Amity Lane (3755 and 3767 Amity Lane)

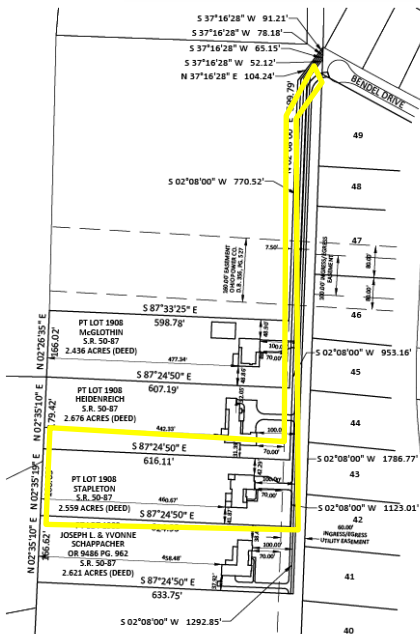
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

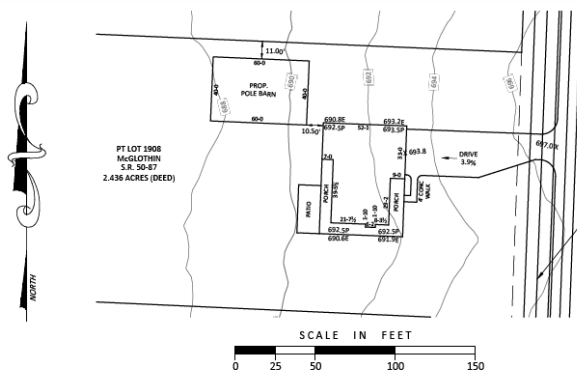
C. Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:

c) Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.



Proposed Site Plan



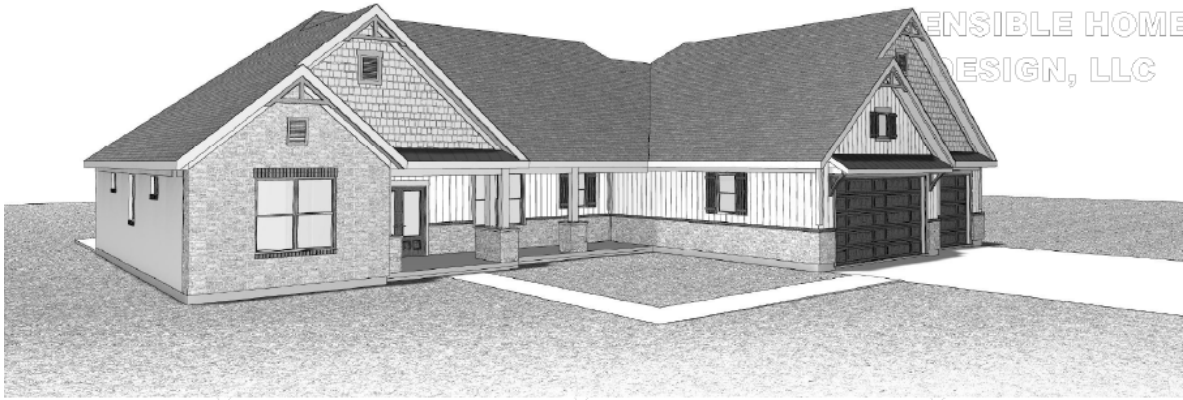
THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.

Melvin W.
 STATE OF OHIO
 MELVIN W.

BENDEL DRIVE
 C1800013000028
 PART LOT 1908
 2.436 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO



Proposed Elevations

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;***

The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.

- ***The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;***

The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.

- ***The variance requested cannot otherwise be resolved by a zoning map amendment;***

The variance requested may not be resolved by a zoning map amendment.

- ***That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;***

The site is currently undeveloped and there is no existing structure.

- ***The hardship condition is not created by actions of the applicant;***

The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.

- ***The granting of the variance will not adversely affect the rights of adjacent property owners or residents;***

Part of the Board's role in this case is to approve the placement of the home and require any landscaping or screening measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (on their individual property) in order to screen the fronts of these new homes from the rears of the existing homes. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- ***The granting of the variance will not adversely affect the public health, safety or general welfare;***

The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.

- ***The variance will be consistent with the general spirit and intent of this code;***

The variance may be consistent with the spirit and intent of the code.

- ***The variance sought is the minimum that will afford relief to the applicant.***

The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

E. Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Police Department: No comment.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.

F. Public Comment:

- As of February 17, 2022, no public comment was received.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.

- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

Staff **recommends approval of** the variance request with the following conditions:

- The applicant/developer agree to maintain the existing buffer/vegetation along the eastern border of the panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.

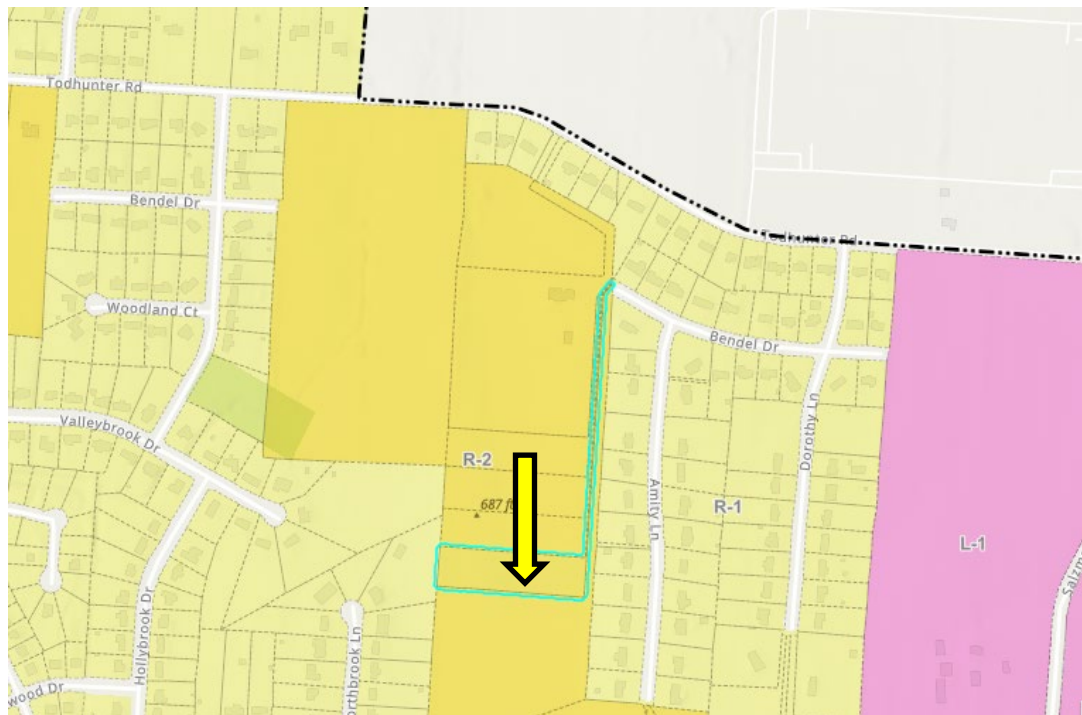
IV. BZA-2022-4— Consideration of a variance application from Chance Custom Homes regarding a single-family home development on a panhandle lot at 6211 Bendel Drive

A. Background:

- Stacey Kuhn, of Chance Custom Homes, has applied for variance regarding the development of a single-family home on an existing panhandle property located off Bendel Drive.
- The applicant wishes to construct a 2,913 square foot home.
- The site is approximately 2.6 acres and is zoned R-2 Single Family Residential.
- The property has frontage on Bendel Drive and will be access from a 13-foot private drive that will be shared with the other three panhandle properties.



Overhead View of Site



Surrounding Zoning



Heading West on Bendel Drive



Facing South at the end of Bendel Drive



Facing West on Amity Lane (3755 and 3767 Amity Lane)

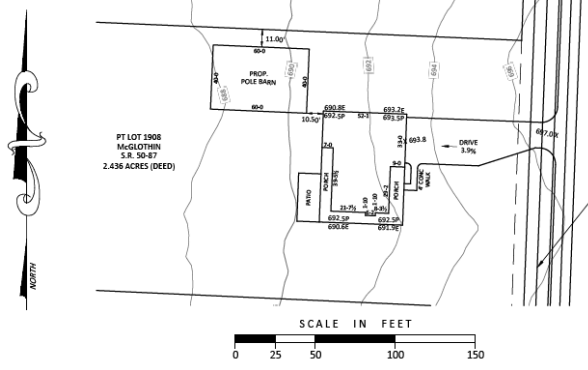
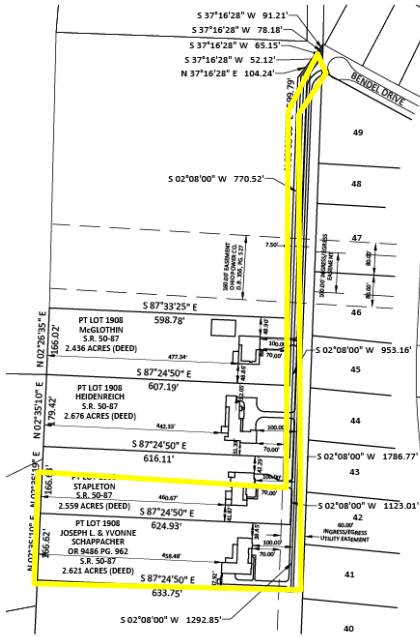
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To permit the construction of a single-family dwelling on an existing panhandle lot.
- Section 1207.07(A)(2)(c) outlines this requirement as the following:

c) Notwithstanding the above provision, any construction proposed on an existing lot of record that is a panhandle lot which results in a proposed dwelling unit being constructed behind an existing dwelling shall be reviewed by the BZA. The BZA shall review the placement of the building on the lot and may require screening to protect the privacy of the existing dwelling unit.



THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.
 SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
 THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.



BENDEL DRIVE
 C180001300028
 PART LOT 1908
 2.436 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO

Proposed Site Plan



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



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

Proposed Elevations

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***The property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located;***

The currently undeveloped property can only be put to use for single-family home development under the present zoning of R-2 Single Family Residential.

- ***The variance requested stems from a condition which is unique to the property at issue and not ordinarily found in the same zoning district;***

The variance requested is solely related to the fact that the lots proposed for development are existing panhandle lots. Per current code, panhandle lots are highly discouraged and could be considered unique.

- ***The variance requested cannot otherwise be resolved by a zoning map amendment;***

The variance requested may not be resolved by a zoning map amendment.

- ***That there is an existing structure that cannot be reasonably used for a use permitted within the applicable zoning district;***

The site is currently undeveloped and there is no existing structure.

- ***The hardship condition is not created by actions of the applicant;***

The only conceivable hardship condition would be the dimensions of the existing lots being panhandle or flag lots.

- ***The granting of the variance will not adversely affect the rights of adjacent property owners or residents;***

Part of the Board's role in this case is to approve the placement of the home and require any screening or landscaping measures to ensure the privacy of adjacent properties are protected. Because of the location of the lots and the proposed orientation of the homes, the privacy of property owners along Amity Lane may be of concern. Staff recommends the property owner as well as the developer agree to maintain and leave intact any existing vegetation/buffer along the western edge of this development (owned by the owners of 6211 Bendel Drive) in order to screen the fronts of these new homes from the rears of the existing homes. Should this be accommodated, the granting of the variance may not adversely affect the rights of adjacent property owners or residents.

- ***The granting of the variance will not adversely affect the public health, safety or general welfare;***

The granting of the variance may not adversely affect the public health, safety, or general welfare of the community.

- ***The variance will be consistent with the general spirit and intent of this code;***

The variance may be consistent with the spirit and intent of the code.

- ***The variance sought is the minimum that will afford relief to the applicant.***

The variance sought may not be the minimum to afford relief to the applicant. The Board may choose to add conditions to the approval of the placement of the homes.

E. Department Comments:

- Public Works/Engineering: Engineering review and approval will be required at the time of permit submittal for both the private drive and associated utilities as well as individual lot development.
- Police Department: No comment.
- Fire Department: Fire review and approval will be required at the time of permit submittal for both the private drive and associated utilities.

F. Public Comment:

- As of February 17, 2022, no public comment was received.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
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Staff **recommends approval** of the variance request with the following conditions:

- The property owner and developer agree to maintain the existing buffer/vegetation along the eastern border of their panhandle lots in order to screen from homes on Amity Lane.
- The property owner and developer agree to submit a landscape plan to address any additional buffering deemed necessary by the Board. Staff suggests a number of evergreen trees in order to provide year-round privacy between the properties.

MEMBER
A | B | D
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 BUILDING DESIGN

Sensible
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 513.520.4060 SensibleHD@gmail.com
 www.Facebook.com/SensibleHD

A NEW HOME FOR:
 JUSTIN & ALICIA MCGLOTHLIN
 BENDEL STREET
 MONROE, OHIO
 BUTLER COUNTY, OHIO

Sensible
 HOME DESIGN, LLC
 513.520.4060 SensibleHD@gmail.com

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PLAN DATE 03/25/21
REVISION DATE 06/21/2021
PAGE 1
OF 12 COVER SHEET

GENERAL CODE NOTES (RCCO 2019):
 1A-CONCRETE NORMAL AGGREGATE STRENGTH ACHIEVED IN 28 DAYS TO BE (TABLE 402.2) FT/CS, AND NOT FLOCS (2500 PSI)
 CONCRETE WALLS (9000 PSI)
 GARAGE FLOOR AND OTHER (3500 PSI)
 1B-FOUNDATION WALLS, GARAGE FLOORS & EXT. CONCRETE REQUIRE NO. 5@8 THEN 5@ AND NOT MORE THAN 1% AIR ENTRAINED. (TABLE 402.2e)
 1C-GRADE PUB. SLOPE A MIN. OF 6" IN THE FIRST 10 FEET FROM THE BUILDING.
 1D-4.1.12.12 LOCATION OF REIN. IN WALLS, THE CENTER OF REIN. IN BASEMENT WALLS DETERMINED FROM 1/4" WALLS (402.2)(2)-(404.1)(2) SHALL BE LOCATED AT THE CL OF THE WALL. REIN. IN BASEMENT WALLS DETERMINED FROM TABLE 404.1(2)(2) SHALL BE LOCATED TO PROVIDE A 1" AXIUM COVER OF 1.25 IN. MEASURED FROM THE INSIDE FACE OF THE WALL.
 2-ALL INTERIOR FINISHES ARE TO FACE OF STUD
 3-0.81 FINISHES TO BE 1" SOUTHERN YELLOW PINE
 4-FLOOR DESIGN LOAD
 10 PSF DEAD LOAD
 50 PSF LIVE LOAD
 GARAGE FLOOR LOAD
 75 PSF LIVE LOAD
 ROOF DESIGN LOAD
 11 PSF DEAD LOAD
 EXTERIOR WALL WIND LOAD 21 PSF
 44-DESIGN CRITERIA FOR STRUCTURAL MEMBER SHALL BE:
 FLOCS L/240 DURATION FACTOR 1.00
 WALLS L/740 DURATION FACTOR 1.15
 ROOF (3/12) L/180 DURATION FACTOR 1.15
 ROOF (3/12) L/180 DURATION FACTOR 1.15
 4B-CONTRACTOR SHALL BE RESPONSIBLE FOR PROCUREMENT OF WOOD ROOF/FLOOR TRUSS DESIGN CRITERIA AND CUT SHEETS. THESE SHALL BE REMITTED TO BUILDING DEPARTMENT AT A POINT PRIOR TO ERECTION OF ROOF OR FLOOR FOR REVIEW AT TIME OF INSPECTION.
 4C-PROVIDE 1" RIB BRIDGING PER EACH 8 FT. OF JOIST SPAN. USE MIN. 1X3 JOIST NAILER OR METAL BRIDGING.
 5-STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION ON OPENINGS UNLESS OTHERWISE NOTED. FOR SPANS UP TO 4'-0", 3 1/2" X 1/2" X 3/8". FOR SPANS BETWEEN 4'-0" & 6'-0", 6 1/2" X 1/2" X 3/8". FOR SPANS BETWEEN 6'-0" & 8'-0", 8 1/2" X 1/2" X 3/8". FOR SPANS OVER 8'-0" CONSULT ENGINEER. PROVIDE A MIN. OF 4" SOLID BEARING AT EACH END OF STEEL ANGLE LINTEL.
 6-ALL DOOR GLAZING TO BE TEMPERED GLASS.
 7-HAND RAILS SHALL BE MAX. 1/4" WIDE AND 34" TO 38" ABOVE FINISHING ON ALL STAIRS OF 3 OR MORE STEPS. TERMINATE HANDRAIL TO 9" WALL OR FOR 3" SPACING BETWEEN STEPS. REQUIRE 19" SET FOR 1" SECTION 102.8 OF THE RECENT CODE. CHG. 102.9. Perused terms and meaning versus general. All of the code CHG. 102.9 will be included in the code book. The code book will be limited to the first story above-grade floor and shall not exceed 5 inches in thickness. See Section 602.12 for wall bracing requirements for masonry veneer for wood-frame construction and Section 603.9.5 for wall bracing requirements for masonry veneer for cold-formed steel construction.
 8-PROVIDE MIN. 3/4" LANDING & EGRESS DOORS NOT MORE THAN 30" BELOW DOOR THRESHOLD.
 9-ALL ELECTRICAL OUTLETS TO BE WIRED PER CODE.
 10-ALL HEADERS TO BE 2X4'S UNCL.
 11-EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW OR EXTERIOR EGRESS DOOR LINTEL TO 44" MAX. GILL HEIGHT X 20" MIN. CLEAR OPENING WIDTH X 24" CLEAR OPENING HEIGHT X 5.7 SQ. FT. MIN. NET CLEAR OPENING. GRADE FLOOR EGRESS WINDOW SHALL COMPLY EXCEPT REQUIRED 5.7 SQ. FT. CLEAR OPENING.

DRAWING INDEX

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5	DETAILS CONT.
6	FIRST FLOOR PLAN
7	SECOND FLOOR PLAN
8	BUILDING SECTIONS
9	ELEVATIONS
10	ELEVATIONS
11	ROOF PLAN
12	EXTERIOR ILLUSTRATION

AREA SCHEDULE

NAME	AREA
FIRST FLOOR AREA	1209 sq ft.
SECOND FLOOR AREA	828 sq ft.
ENGINEERED HARDWOOD	760 sq ft.
CARPET AREA	656 sq ft.
PORCH SLAB	811 sq ft.
GARAGE AREA	1452 sq ft.
BASEMENT UNFINISHED AREA	1130 sq ft.
SECOND FLOOR STORAGE	43 sq ft.
TILE AREA	193 sq ft.
LVP AREA	402 sq ft.

2019 RESIDENTIAL CODE OF OHIO - SECTION 1505 MECHANICAL VENTILATION

Effective July 1, 2019

1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.

1505.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods in accordance with the exception to Section 1503.3.

1505.3 Exhaust equipment. Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

1505.4 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections 1505.4.1 through 1505.4.4.

1505.4.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.

1505.4.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

1505.4.3 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table 1505.4.3(1).

ENERGY CODE COMPLIANCE WILL BE IN ACCORDANCE WITH THE 2019 RCCO

SECTION 1105
 SIMULATED PERFORMANCE
 ALTERNATIVE (PERFORMANCE)

Use a blower door and duct blaster test for verification.

HVAC NOTE Duct sealing is required. Leakage to outside the conditioned envelope must be less than 8%, OR total duct leakage must be less than 1% if any of the duct system is in the attic.

PERMIT SET

PROJECT #: 208HD-1071

A NEW HOME FOR:
 JUSTIN & ALICIA MCGLOTHLIN
 BENDEL STREET
 MONROE, OHIO
 BUTLER COUNTY

2019 RESIDENTIAL CODE OF OHIO

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PERMIT SET

PROJECT #: 208HD-1071

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 SENSIBLE HOME
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 1100 W. 10TH STREET
 SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.SENSIBLEHOMEDESIGN.COM

A NEW HOME FOR,
 JUSTIN & ALICIA KOLTHIN
 BONDLE CHIC
 BUTLER COUNTY, PA

Sensible HOME DESIGN LLC
 515 SOUTH 40TH STREET, SUITE 100
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 WWW.SENSIBLEHOMED.COM
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 303.733.1111

PLAN DATE
 03/25/221

REVISION DATE
 06/21/2021

PAGE
 4

OF 12
 DETAILS

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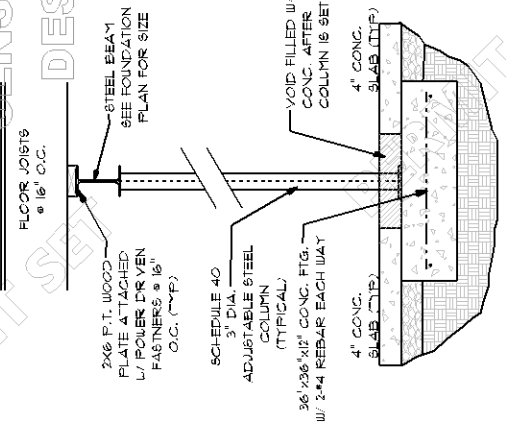
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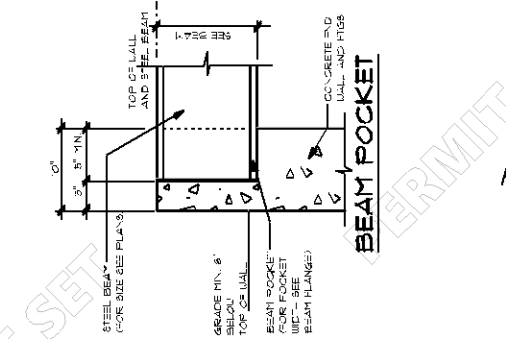
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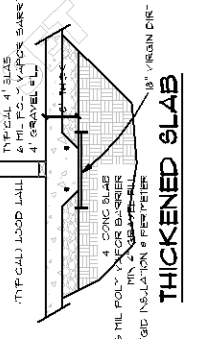
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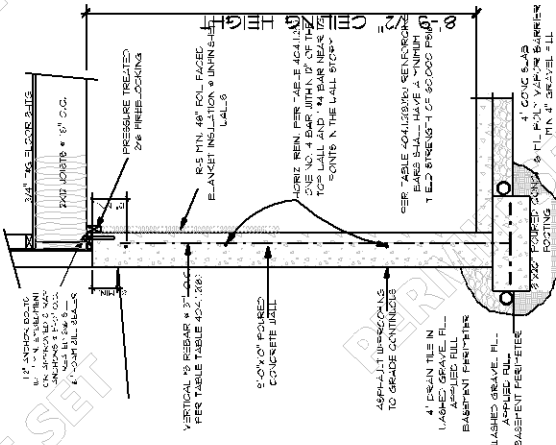
STEEL COLUMN DETAIL



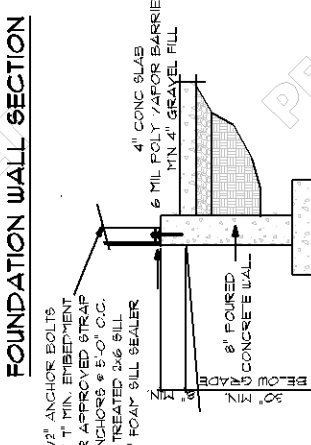
BEAM POCKET



THICKENED SLAB



FOUNDATION WALL SECTION



GARAGE WALL SECTION

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 DESIGN, LLC

A NEW HOME FOR,
 JUSTIN & ALICIA KOLOTHIN
 BONDOL STREET
 MONROE OHIO
 BUTLER COUNTY, OHIO

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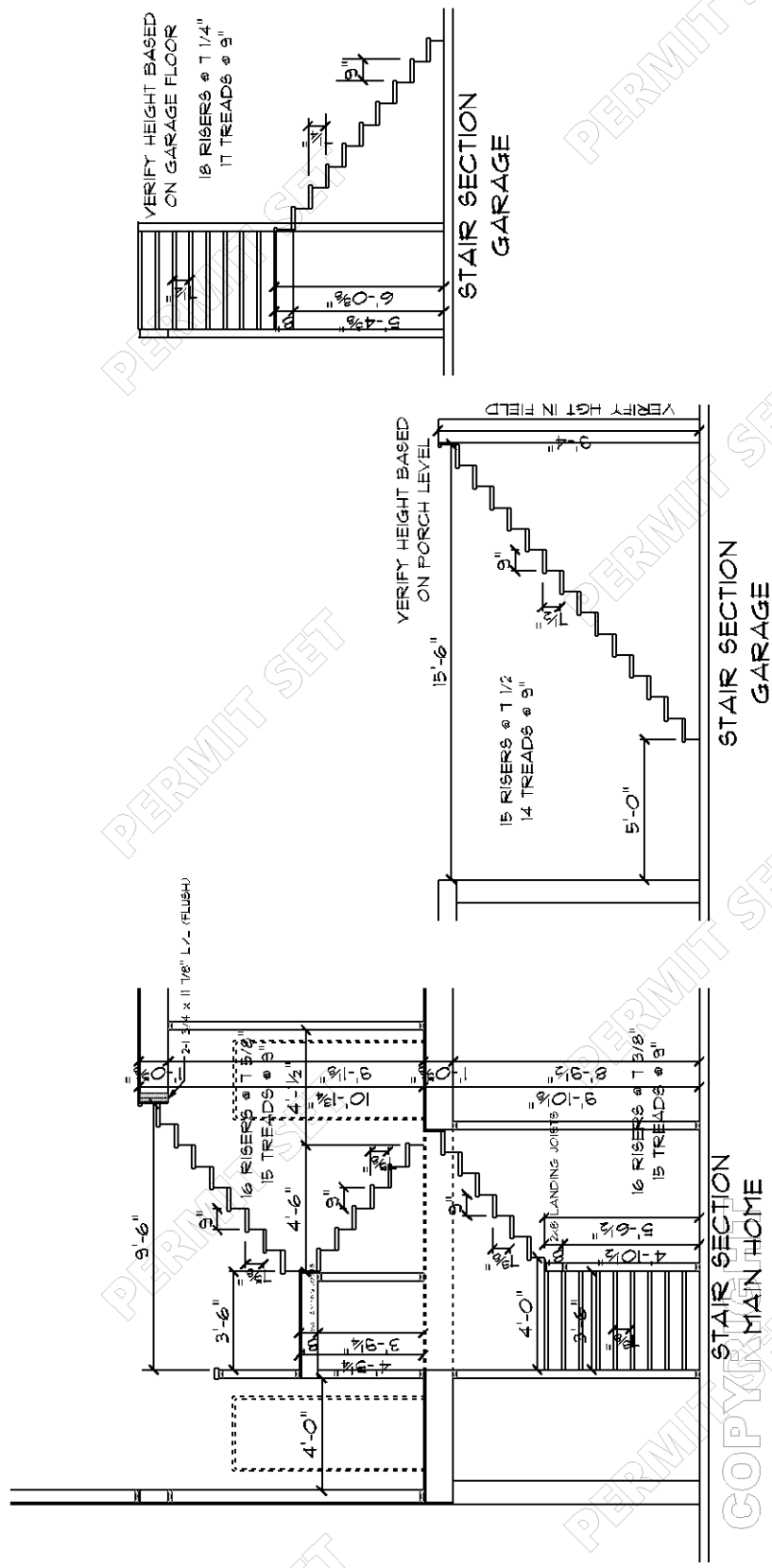
PLAN DATE: 03/25/221
 REVISION DATE: 06/21/2021
 PAGE 5 OF 12
 DETAILS CONT.

SMOKE DETECTOR NOTE:
 IRC 314.5 smoke detectors are required in each sleeping room outside each sleeping area (vicinity of sleeping rooms), and on each building level (including basements) on each level smoke alarms utilizing photoelectric and ionization technologies shall be installed. Smoke detector in master bedroom must be located at highest ceiling level.

3/5.1 CARBON MONOXIDE ALARMS
 An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. In dwelling units within which rush-fired appliances are installed and in dwelling units that have attached garages.

SUPPLIER NOTE:
 (WINDOWS, TRUSSES, CABINETS, STAIRS, ETC...)
 IT IS THE RESPONSIBILITY OF THE SUPPLIER OR MANUFACTURER TO ENSURE THAT THEIR PRODUCT IS IN COMPLIANCE WITH LOCAL CODES AND THE PRODUCT FITS WITHIN THE SPECIFICATIONS OF THE HOUSE AS IT SITS. VARIATIONS FROM THE PLAN MAY ARISE AND FIELD VERIFICATION IS THE ONLY WAY TO INSURE PROPER FIT AND SIZE. SENSIBLE HOME DESIGN IS NOT RESPONSIBLE FOR PRODUCTS THAT DO NOT FIT. IF THERE IS A DIMENSIONAL DISCREPANCY PLEASE CONTACT SHD AT 614-885-8888 AND A CORRECTED COPY OF THE PLAN WILL BE DISTRIBUTED.

IF AT ANY TIME THERE IS A NOTE OR SYMBOL THAT DOES NOT WORK OR CREATES A DISCREPANCY IT IS THE RESPONSIBILITY OF THE SUPPLIER OR MANUFACTURER TO RESOLVE THE ISSUE WITH THE BUILDER OR SHD.



6'6" 6'6"

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BD
A
MEMBER
RON GLOBRE
 10000 N. BIRCHMOUNT ROAD, SUITE 100
 BEND, OHIO 44012
 PHONE: 440.235.1111
 FAX: 440.235.1112
 EMAIL: RONGLOBRE@AMERICANINSTITUTEOFARCHITECTS.COM
 WWW.AIA.ORG

A NEW HOME FOR...
JUSTIN & ALICIA WOLOTHIN
 BEND, OHIO
 MONROE CHIC
 BUTLER COUNTY

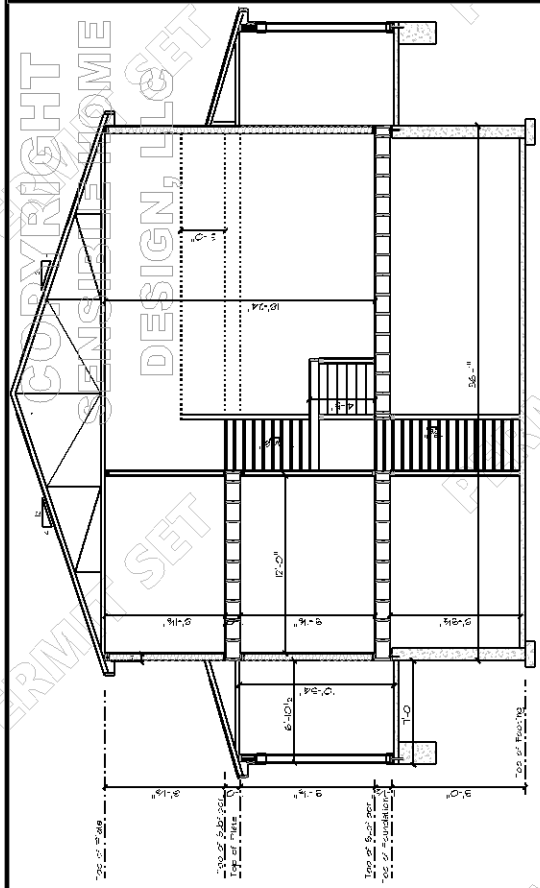
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 5133 S. STATE ST. SUITE 100
 BEND, OHIO 44012
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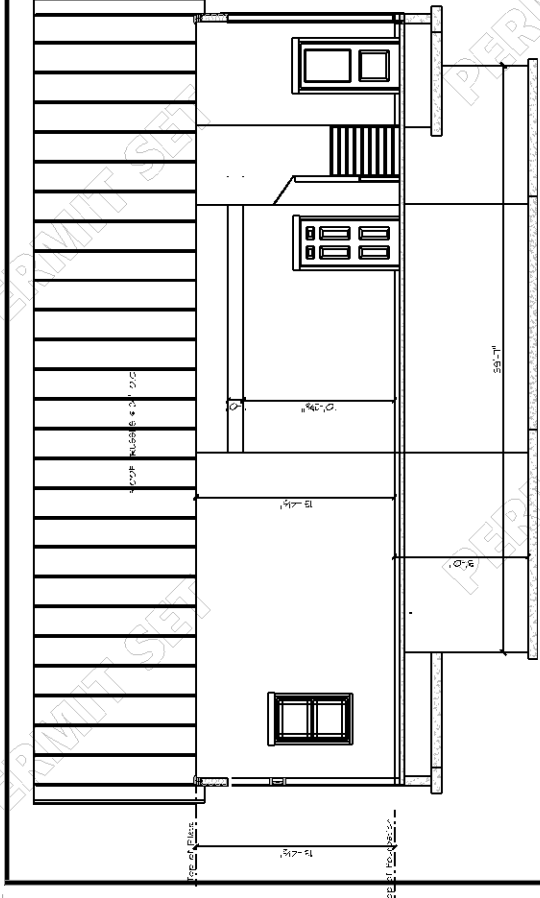
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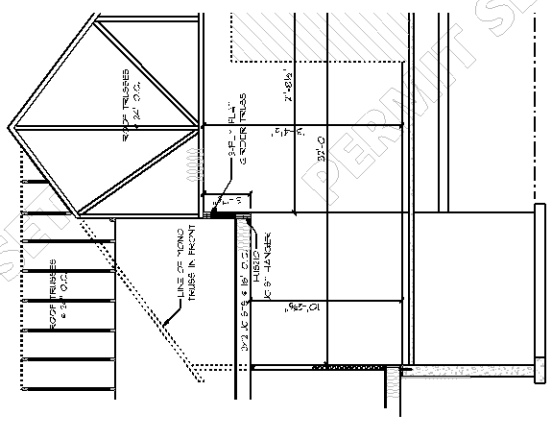
OF 12
 BUILDING SECTIONS



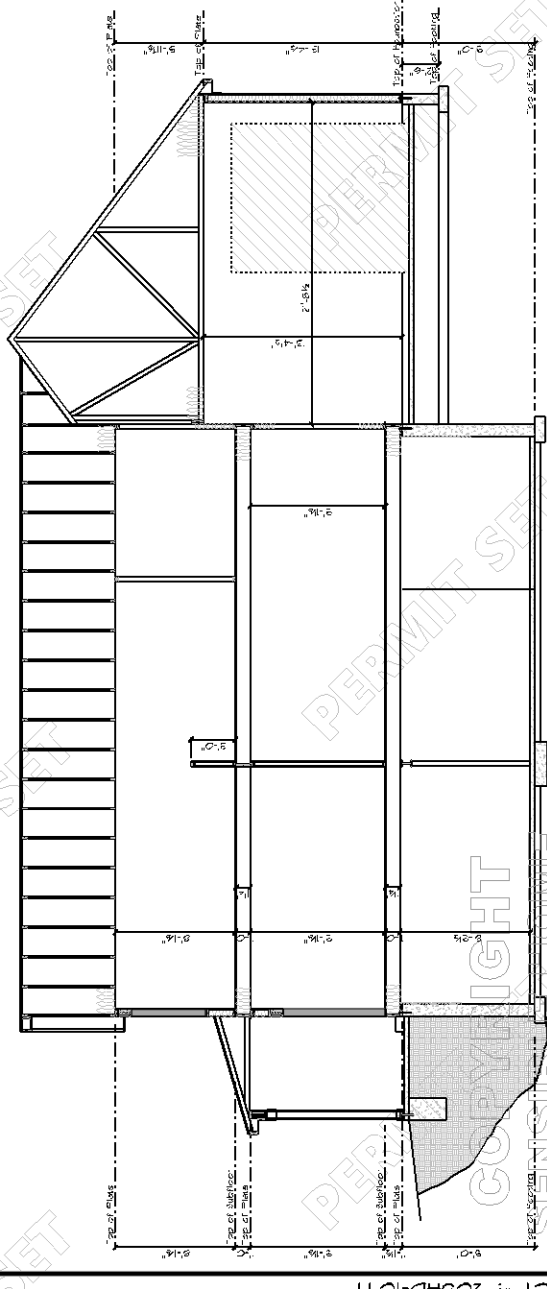
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CROSS SECTION B
 SCALE: 1/4" = 1'-0"



SECTION @ FRONT OF GARAGE



CROSS SECTION C
 SCALE: 1/4" = 1'-0"

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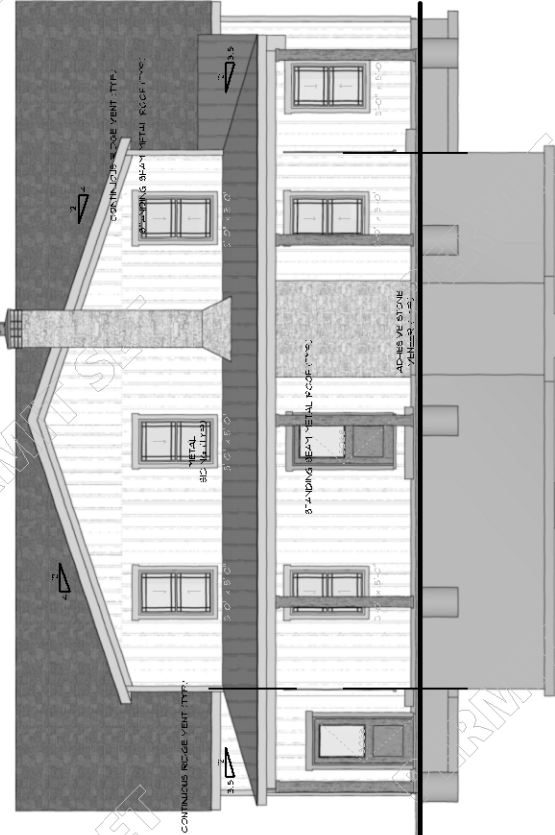
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 PROJECT MANAGER
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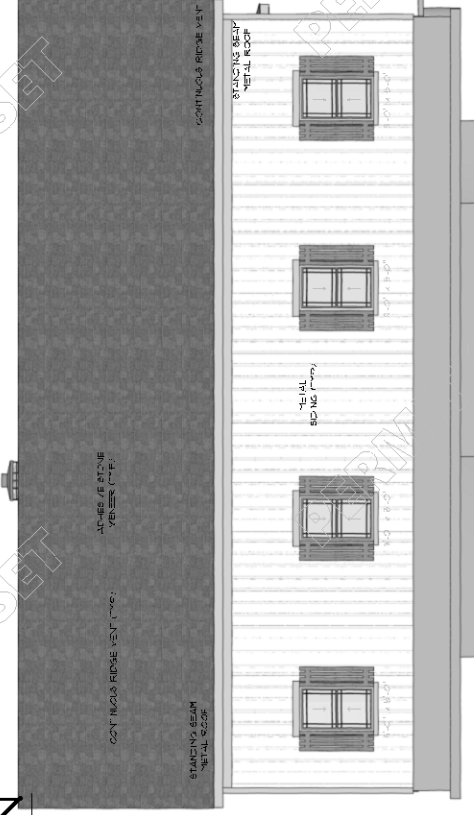
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PAGE
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OF 12
 ELEVATIONS

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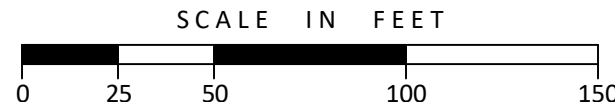
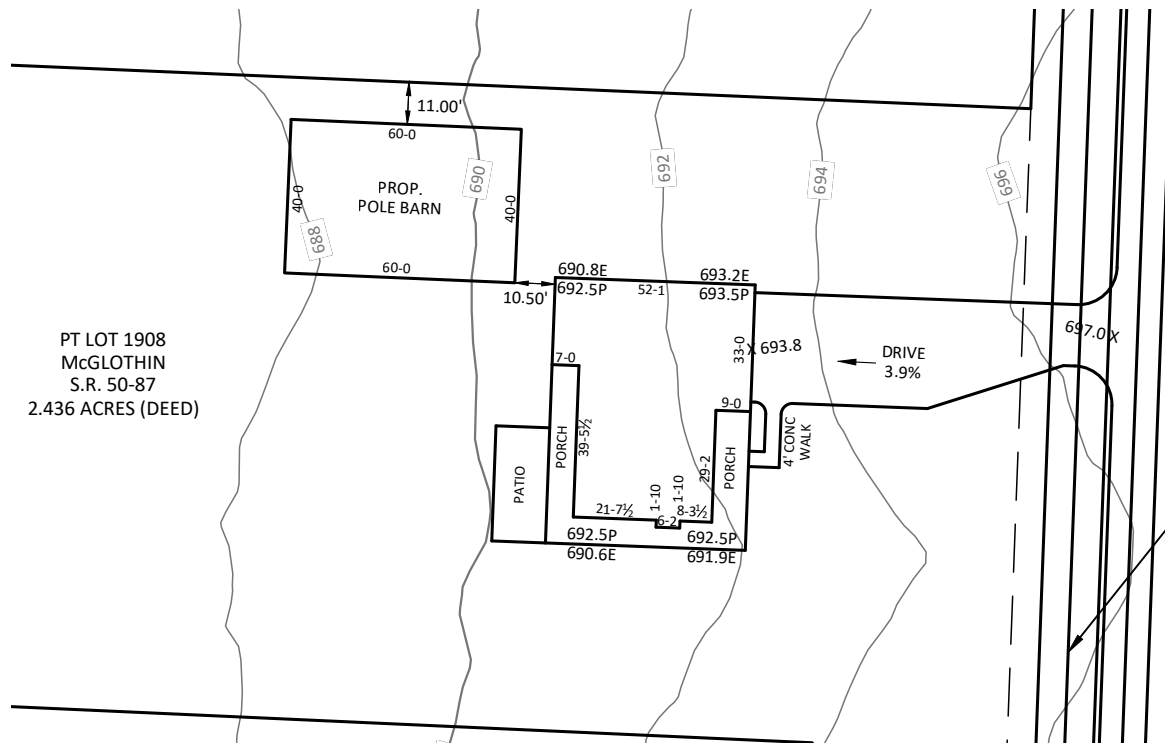
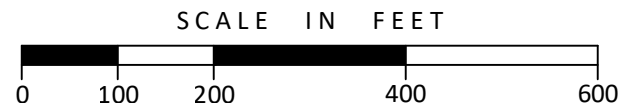
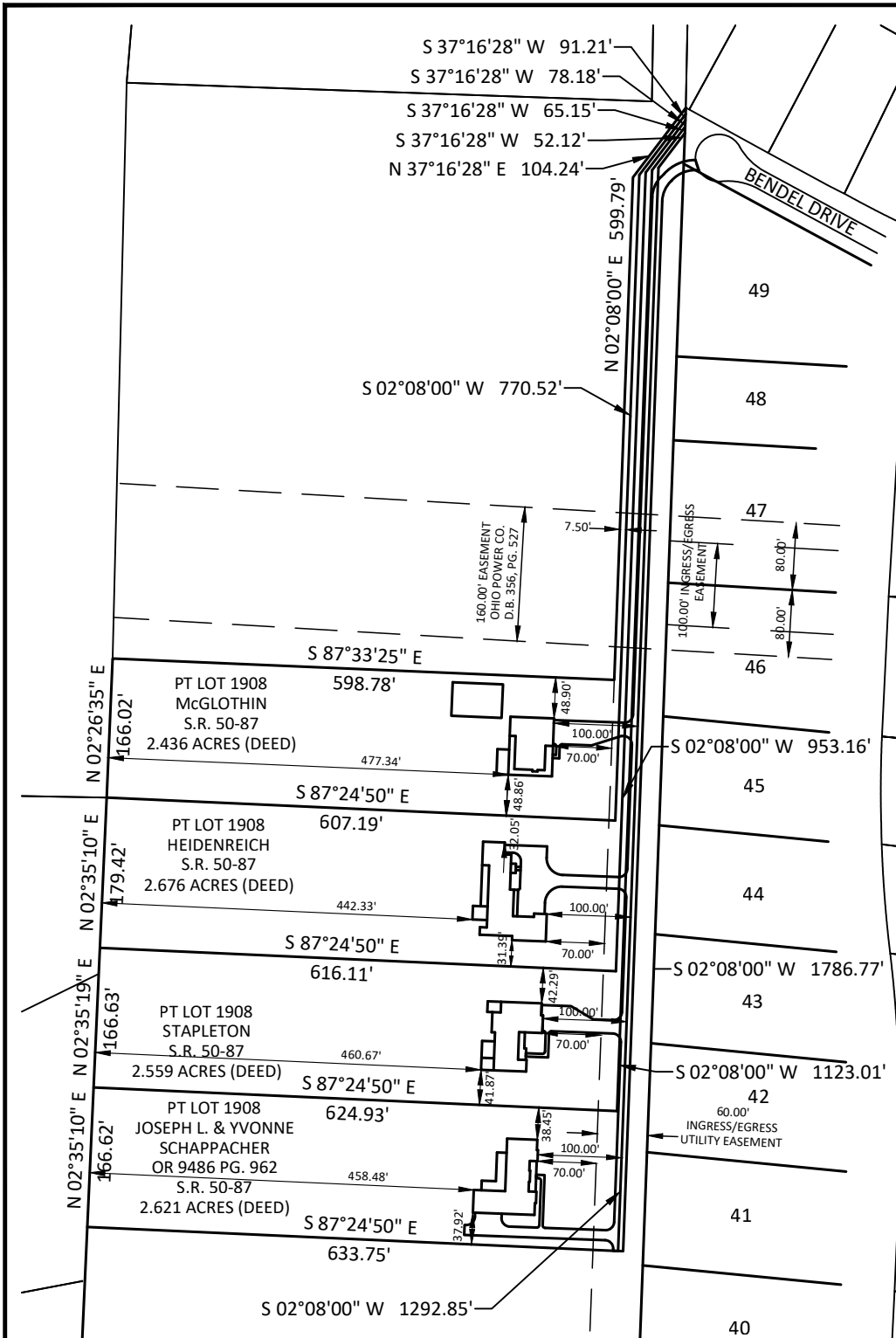
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

60'	60'
-----	-----

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THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.



2/7/2022

BENDEL DRIVE
C1800013000028
PART LOT 1908
2.436 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO

Revision	By	Date
SHIFT HOUSE 15' EAST	HAS	02/07/2022

Date	09-16-2021
Scale	AS NOTED
Drawn By	MWP
Proj. Mgr.	MWP
Survey Database	2111701
DWG	2111701-BAS
X-Ref(s)	
Project Number	21117.01
File No.	21117.01
Sheet No.	1 / 1



■ Architecture 3700 Park 42 Drive
 ■ Engineering Suite 190B
 ■ Landscape Architecture Cincinnati OH 45241
 ■ Planning Phone 513.759.0004
 ■ Surveying www.mspsdesign.com



Application for a Variance

Monroe Development Department
 233 South Main Street, Monroe, Ohio 45050
 Phone: 513-539-7374
 planning@monroehio.org
 www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid: RES/AG- \$300 COMM- \$500

Staff Initials: AD

Application/Case Number: 20220032

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1203.08 of the Monroe Planning and Zoning Code.
2. There are separate review criteria for an area/dimensional variance (a request to vary any numerical or dimensional requirement in the code) and for a use variance (a request to have a use approved that is not otherwise allowed in the applicable zoning district. The applicant must demonstrate a practical difficulty for an area/dimensional variance or an unnecessary hardship for a use variance.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is \$300 for a residential or agricultural use and \$500 for all other uses, due at the time the application is submitted.

Basic Project and Site Information

Project Address: 6241 Bendel Drive Middletown OH 45011

County: Butler Warren Total Lot Area:

County Tax Parcel ID: C1800013000028

Project/Development Name:

Existing Zoning District: R2 Single Family

Variance Type: Area/Dimensional Variance Use Variance

Applicant Information

Applicant Name: Stacey Kuhn

Contact Person: Chad Chance

Contact Address: P.O. Box 311 Maineville OH 45039

Contact Phone Number: 513-292-6362 Contact Fax Number:

Contact E-Mail: Chad@chancecustomhomes.com

Property Owner Name: Justin; Alicia M. Glothin

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID:

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

Single Family home

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

Parhandke lot

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- Lot is too narrow Lot is too small Lot is too shallow The soil or subsurface is unique to the lot
 The shape of the lot Building or lot elevation Topography Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

Parhandke lot

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Parhandke lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

Yes No Please explain your rationale below.

Panhandle lot

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

Yes No Please explain your rationale below.

Panhandle lot

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

no negative impact

Project Address or Tax Parcel ID:

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

Yes No Please explain your rationale below.

Single Family home

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

Yes No Please explain your rationale below.

Single family home and will impact services, but there will be access to the homes

11) Explain how the property owner's predicament cannot be feasibly removed through another method other than a variance.

handwritten

Project Address or Tax Parcel ID:

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

Yes No Please explain your rationale below.

by going through this process
we are trying to observe the requirements.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

Yes No Please explain your rationale below.

Single family home

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID:

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: *Stacey Kuhn*

Signature: *Stacey Kuhn*

Date: *1-4-22*

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

Print Name: *Justin McGlothlin* *Alicia McGlothlin*

Signature: *[Signature]* *Alicia McGlothlin*

Date: *01/04/2022* *01/04/2022*

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

**Submittals shall include 8 copies (minimum of 11" x 17").
Additional copies may be required based on project specifics.**

Digital Submittal Requirements

All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.

General Information

Variance Application Form

Application fee

Copies of the plans and maps established below at a reasonable scale, as determined by the Development Department, to review the variance request.

Any additional information determined to be necessary by the Development Department.

Variance Site Plan

Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top

All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.

A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.

Boundaries and dimensions of all existing and proposed buildings and structures

All existing and proposed streets, rights-of-way, and related names

Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)

www.SensibleHD.com



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HOME DESIGN, LLC

3943 SHAKER RD, FRANKLIN, OH 45005
513.520.4060 SensibleHD@gmail.com
www.Facebook.com/SensibleHD

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A NEW HOME FOR:
DARREN & KRISTA HEIDENREICH
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BUTLER COUNTY

2019 RESIDENTIAL
CODE OF OHIO

2019 RESIDENTIAL CODE OF OHIO - SECTION 1505
MECHANICAL VENTILATION

Effective July 1, 2019

1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.

1505.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods in accordance with the exception to Section 1503.3.

1505.3 Exhaust equipment. Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

1505.4 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections 1505.4.1 through 1505.4.4.

1505.4.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.

1505.4.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

1505.4.3 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table 1505.4.3(1).

ENERGY CODE COMPLIANCE
WILL BE IN ACCORDANCE
W/ THE 2019 RCO

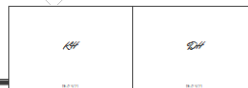
SECTION 1105
SIMULATED PERFORMANCE
ALTERNATIVE (PERFORMANCE)

Use a blower door and duct blaster test
for verification.

HVAC NOTE: Duct sealing is required.
Leakage to outside the conditioned
envelope must be less than 8%, OR total
duct leakage must be less than 12% if any
of the duct system is in the attic.

DRAWING INDEX

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2ND FLOORING PLAN	13



GENERAL CODE NOTES (RCO 2019):

- 1A-CONCRETE NORMAL AGGREGATE, STRENGTH ACHIEVED IN 28 DAYS TO BE (Table 402.2) FTS, AND NT, FLOORS 3500 PSI
- CONCRETE WALLS 3000 PSI
- GARAGE FLOOR AND OTHER 3500 PSI
- 1B-FOUNDATION, WALLS, GARAGE FLOORS 4 EXT. CONCRETE REQUIRE NOT LESS THAN 3% AND NOT MORE THAN 1% AIR ENTRAINMENT. (Table 402.2(6))
- 1C-GRADE MUST SLOPE A MIN. OF 6" IN THE FIRST 10 FEET FROM THE BUILDING.
- 1D-404.1.2.2 LOCATION OF REINF. IN WALL: THE CENTER OF VERTICAL REINF. IN BASEMENT WALLS DETERMINED FROM TABLES 404.1.2.2(1)-404.1.2.2(3) SHALL BE LOCATED AT THE CL OF THE WALL. VERT. REINF. IN BASEMENT WALLS DETERMINED FROM TABLES 404.1.2.2(1) & 404.1.2.2(3) SHALL BE LOCATED TO PROVIDE A MAXIMUM COVER OF 1.25 IN. MEASURED FROM THE INSIDE FACE OF THE WALL.
- 2-ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD
- 3-JOIST LUMBER TO BE #1 SOUTHERN YELLOW PINE
- 4-FLOOR DESIGN LOAD 40 PSF - LIVE LOAD
- GARAGE FLOOR LOAD 10 PSF DEAD LOAD
- ROOF DESIGN LOAD 50 PSF LIVE LOAD
- 17 PSF DEAD LOAD
- EXTERIOR WALL WIND LOAD 21 PSF
- 4A-DESIGN CRITERIA FOR STRUCTURAL MEMBERS SHALL BE:
FLOORS L/240 DURATION FACTOR 1.00
WALLS L/240 DURATION FACTOR 1.15
ROOF < 3/12 L/240 DURATION FACTOR 1.15
ROOF > 3/12 L/180 DURATION FACTOR 1.15
- 4B-CONTRACTOR SHALL BE RESPONSIBLE FOR PROCUREMENT OF WOOD ROOF/FLOOR TRUSS DESIGN CRITERIA AND CUT SHEETS. THESE SHALL BE REMITTED TO BUILDING DEPARTMENT AT A POINT PRIOR TO ERECTION OF ROOF OR FLOOR FOR REVIEW AT TIME OF INSPECTION.
- 4C-PROVIDE 1 ROW BRIDGING PER EACH 8 FT. OF JOIST SPAN USE MIN. 1X3 DOUBLE NAILED OR METAL BRIDGING
- 5-STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION ON OPENINGS UNLESS OTHERWISE NOTED, FOR SPANS UP TO 4'-0", 3 1/2"x3 1/2"x3/8"; FOR SPANS BETWEEN 4'-0" & 6'-0", 4"x3 1/2"x3/8"; FOR SPANS BETWEEN 6'-0" & 8'-0", 6"x3 1/2"x3/8"; FOR SPANS BETWEEN 8'-0" & 9'-0", 7"x4"x3/8"; FOR SPANS OVER 9'-0" CONSULT ENGINEER. PROVIDE A MIN. OF 4" SOLID BEARING AT EACH END OF STEEL ANGLE LINTEL.
- 6-ALL DOOR GLAZING TO BE THERMO-BRICK GLASS.
- 7-HAND RAILS SHALL BE MAX. 2 1/4" WIDE AND 34" TO 39" ABOVE NOSING ON ALL STAIRS OF 3 OR MORE STEPS. TERMINATE HANDRAIL ENDS @ WALL OR POST
- 8-BRICK VENEER SHALL MEET REQUIREMENTS SET FORTH IN SECTION 103.5.B OF THE RESIDENTIAL CODE OF OHIO. 103.5.B Anchored stone and masonry veneer, general. Anchored stone and masonry veneer shall be installed in accordance with this chapter, Table 103.5(1) and Figure 103.5. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above grade plane and shall not exceed 3 inches in thickness. See Section 602.10 for wall bracing requirements for masonry veneer for wood-frame construction and Section 603.3.5 for wall bracing requirements for masonry veneer for cold-formed steel construction.
- 9-PROVIDE MIN. 5'x3' LANDING @ EGRESS DOORS NOT MORE THAN 30" BELOW DOOR THRESHOLD.
- 10-ALL ELECTRICAL OUTLETS TO BE WIRED PER CODE.
- 11-ALL HEADERS TO BE 2X10'S U.N.O.
- 12-EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW OR EXTERIOR EGRESS DOOR LIMITED TO 44" MAX. SILL HEIGHT x 20" MIN. CLEAR OPENING WIDTH x 24" CLEAR OPENING HEIGHT x 5.7 SQ. FT. MIN. NET CLEAR OPENING. GRADE FLOOR EGRESS WINDOWS SHALL COMPLY EXCEPT REQUIRES 5.7 SQ. FT. CLEAR OPENING

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	1789 sq. ft.
SECOND FLOOR AREA	1074 sq. ft.
HOUSE EXTENSION	1186 sq. ft.
COVERED PATIO AREA	783 sq. ft.
FRONT PORCH AREA	184 sq. ft.
3 CAR GARAGE SLAB AREA	1159 sq. ft.
1 CAR GARAGE AREA	388 sq. ft.
FRONT PORCH HOUSE EXTENSION	66 sq. ft.

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513.520.4060
www.SensibleHD.com

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RON GLEBE
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10000 W. STATE ST. SUITE 100
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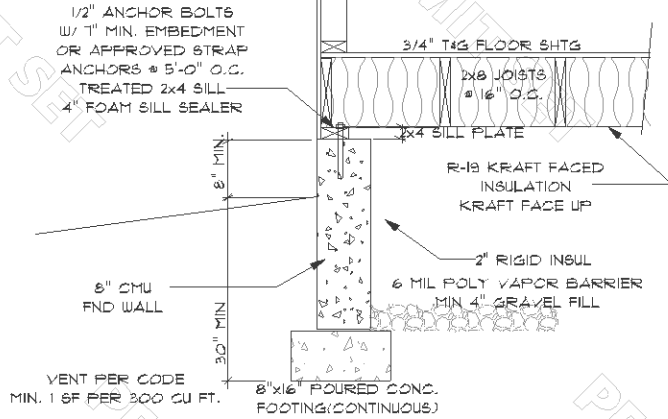
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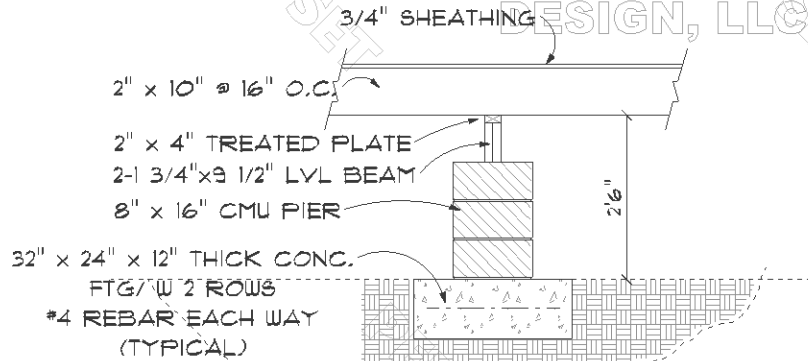
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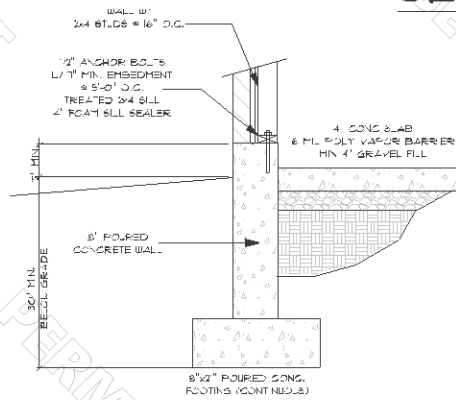
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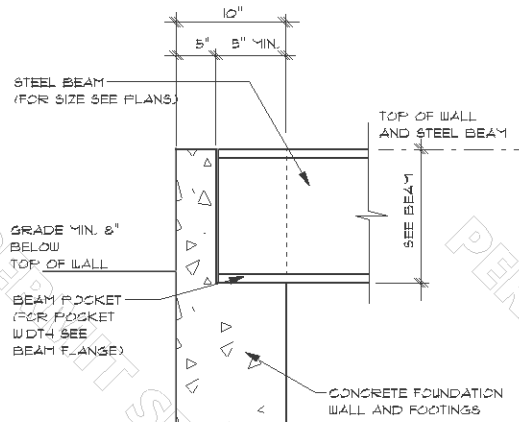
**CONDITIONED
CRAWL SPACE
SECTION**



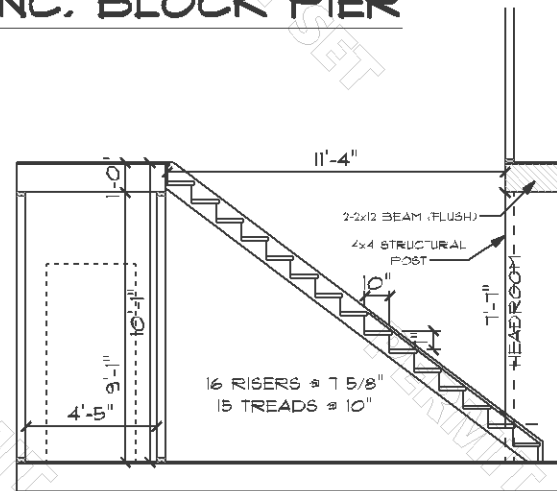
CONC. BLOCK PIER



**GARAGE
WALL SECTION**



BEAM POCKET



STAIR SECTION



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MUNDOVIE, IL 61450
PH: 815.486.1111
WWW.SENSIBLEHOMEDSIGN.COM

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BUTLER COUNTY

www.sensiblehd.com
Sensible HOME DESIGN LLC
1100 W. STATE ST. SUITE 100
MUNDOVIE, OHIO 43045

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RON GLOBE
PROJECT: 101B - B. BUILDING PERMITS
EMAIL: RONGLOBE@GMAIL.COM
PHONE: 741.777.7777
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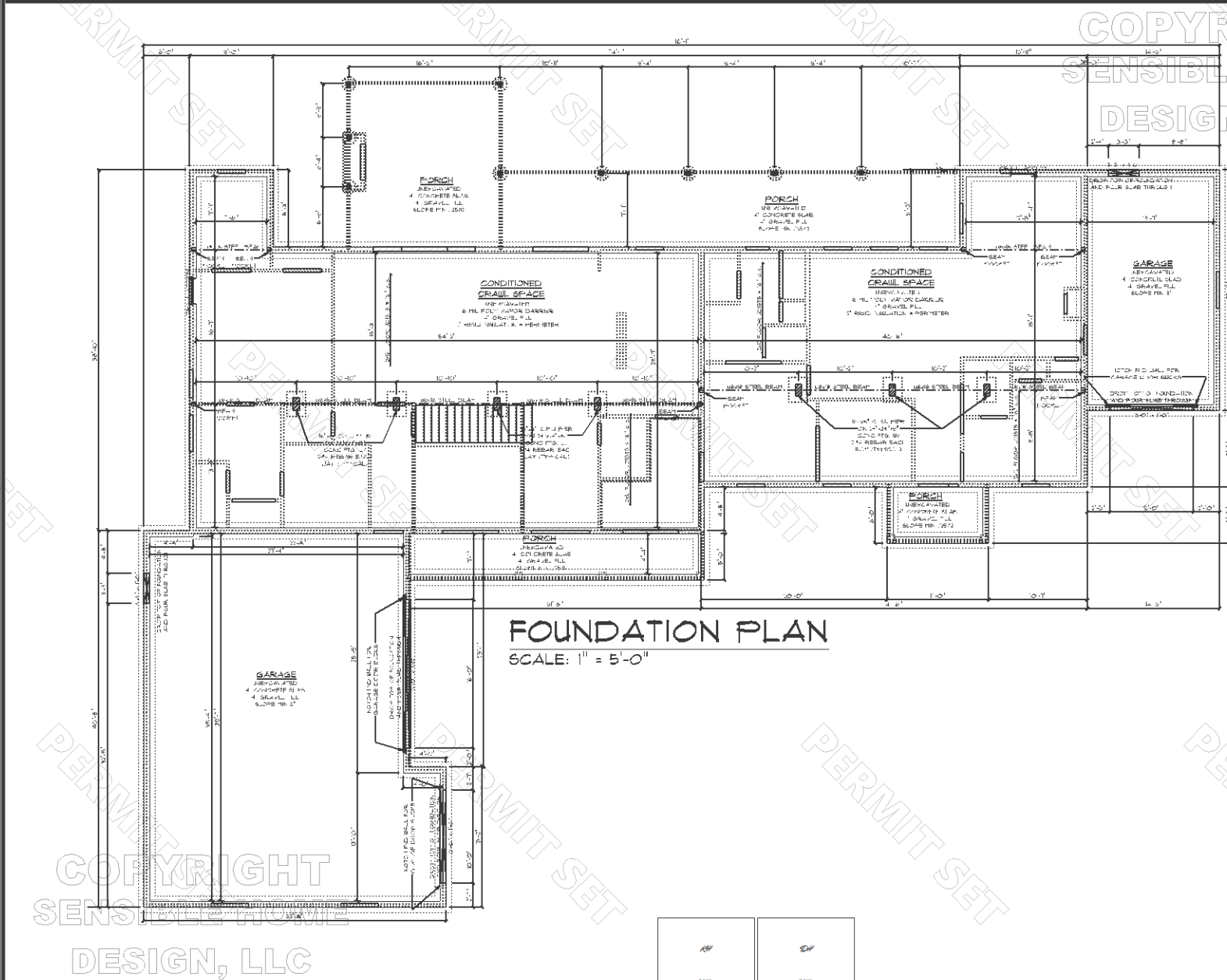
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03/31/2021

REVISION DATE

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3
OF 13
DETAILS CONT.

Thursday, June 3, 2021 PRINT DATE
DETAILS CONT.

PROJECT #: 20SHD-101B



FOUNDATION PLAN
SCALE: 1" = 5'-0"

1/4"	3/4"
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11117 PAPER

A NEW HOME FOR:
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SENDE ROAD
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Sensible HOME DESIGN LLC
11117 PAPER

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RON GLOBE
REGISTERED ARCHITECT
STATE OF OHIO
LICENSE NO. 100000000
AMERICAN INSTITUTE OF BUILDING DESIGN

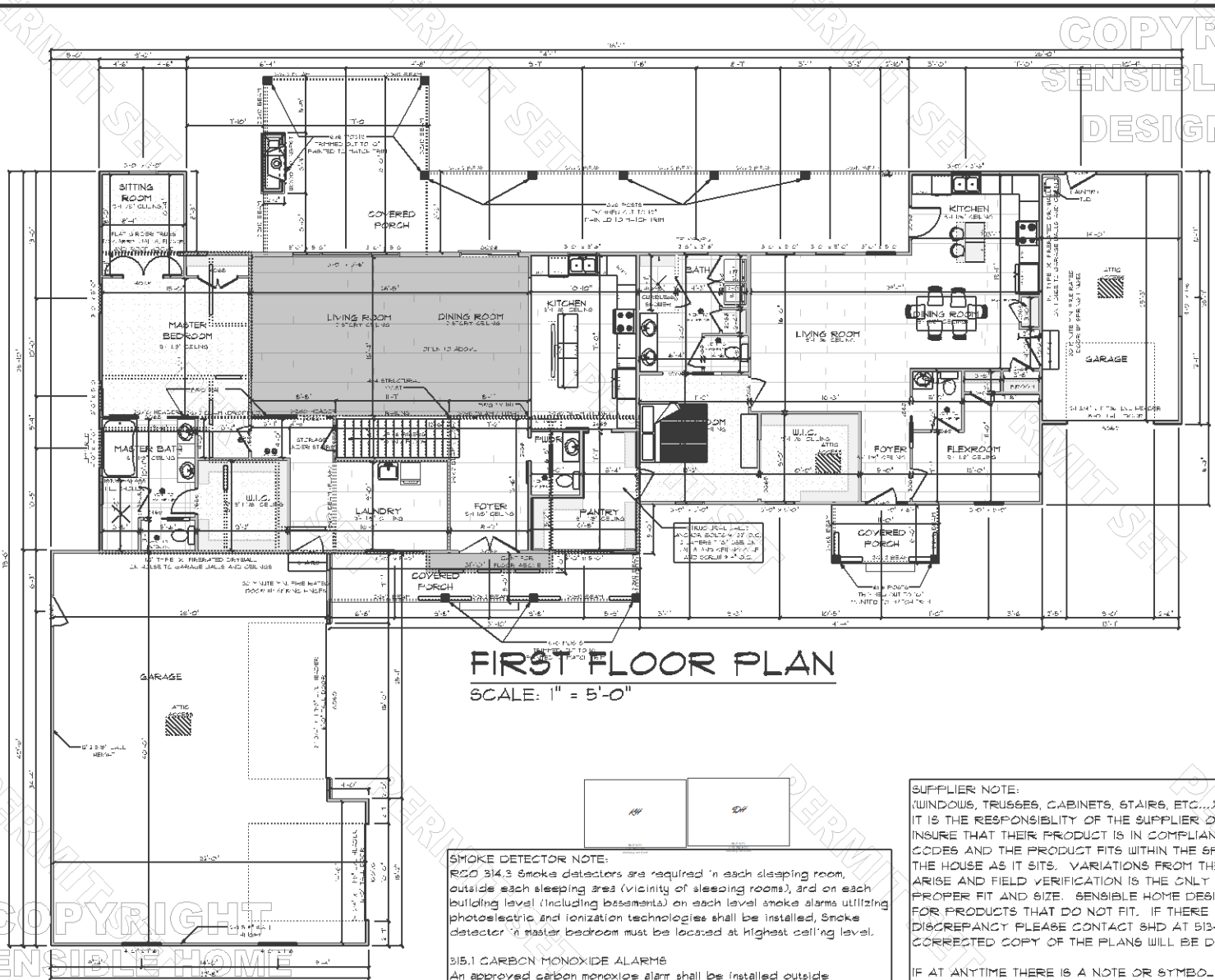
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03/31/2021

REVISION DATE

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4
OF 13
FOUNDATION PLAN

Thursday, June 3, 2021 PRINT DATE
FOUNDATION PLAN
PLAN SCALE: 1/4" = 1'-0" (3/4" = 1'-0" (11117 PAPER)) 1/8" = 1'-0" (11117 PAPER)

PROJECT #: 20SHD-101B



FIRST FLOOR PLAN
SCALE: 1" = 5'-0"

SMOKE DETECTOR NOTE:
R20 314.3 Smoke detectors are required in each sleeping room, outside each sleeping area (vicinity of sleeping rooms), and on each building level (including basements) on each level smoke alarms utilizing photoelectric and ionization technologies shall be installed. Smoke detector in master bedroom must be located at highest ceiling level.

315.1 CARBON MONOXIDE ALARM
An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

SUPPLIER NOTE:
(WINDOWS, TRUSSEES, CABINETS, STAIRS, ETC...)
IT IS THE RESPONSIBILITY OF THE SUPPLIER OR MANUFACTURER INSURE THAT THEIR PRODUCT IS IN COMPLIANCE WITH LOCAL CODES AND THE PRODUCT FITS WITHIN THE SPECIFICATIONS OF THE HOUSE AS IT SITS. VARIATIONS FROM THE PLAN MAY ARISE AND FIELD VERIFICATION IS THE ONLY WAY TO INSURE PROPER FIT AND SIZE. SENSIBLE HOME DESIGN IS NOT RESPONSIBLE FOR PRODUCTS THAT DO NOT FIT. IF THERE IS A DIMENSIONAL DISCREPANCY PLEASE CONTACT SHD AT 513-520-1060 AND A CORRECTED COPY OF THE PLANS WILL BE DISTRIBUTED.

IF AT ANYTIME THERE IS A NOTE OR SYMBOL THAT DOES NOT WORK OR CREATES A DISCREPANCY IT IS THE RESPONSIBILITY OF THE SUPPLIER OR MANUFACTURER TO RESOLVE THE ISSUE WITH THE BUILDER OR SHD.

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MONROE, OHIO
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PLAN DATE
03/31/2021

REVISION DATE

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OF 13
FIRST FLOOR PLAN

Thursday, June 3, 2021 PRINT DATE

FIRST FLOOR PLAN

PLAN SCALE: 1/4" = 1'-0" (3/32" PAPER) 1/8" = 1'-0" (11X17 PAPER)

PROJECT #: ZOSHHD-101B



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FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

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 PHONE: 740.285.1100

PLAN DATE
 03/31/2021

REVISION DATE

PAGE
 7
 OF 13
 ELEVATIONS

Thursday, June 3, 2021 PRINT DATE
 ELEVATIONS
 PLAN SCALE: 1/4" = 1'-0" (30x22 PAPER) 1/8" = 1'-0" (11x17 PAPER)

PROJECT #: ZOSHHD-101B



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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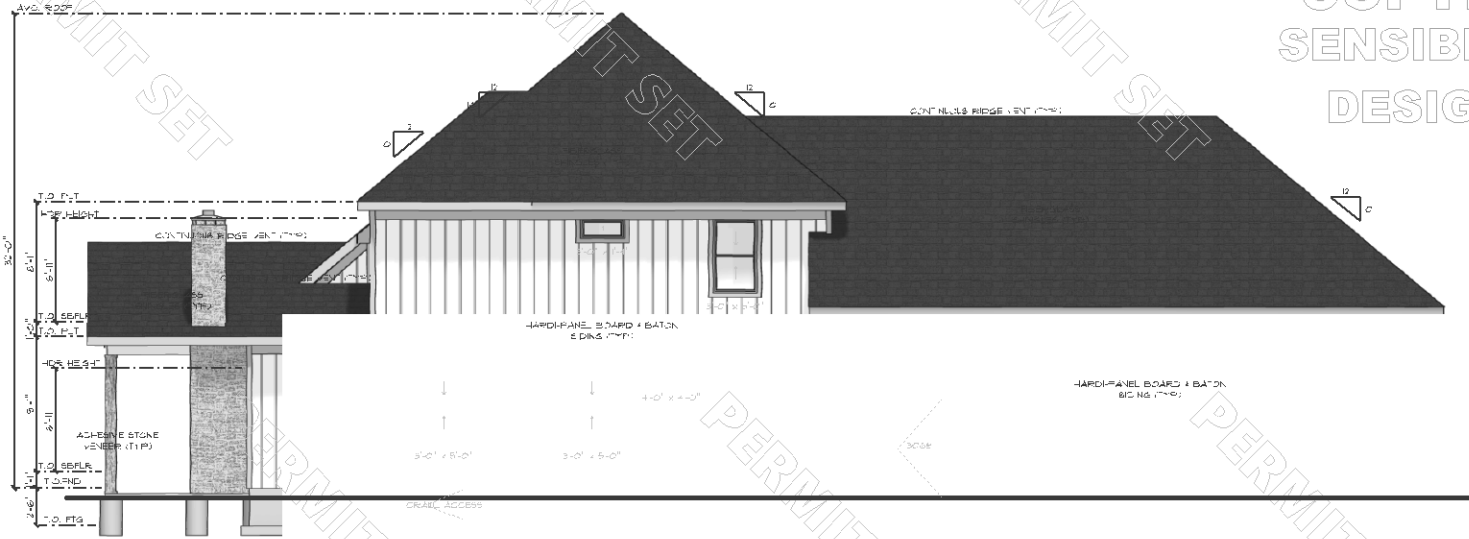
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OF 13
ELEVATIONS

Thursday, June 3, 2021 PRINT DATE
ELEVATIONS
PLAN SCALE: 1/4" = 1'-0" (3022 PAPER) 1/8" = 1'-0" (11X17 PAPER)

PROJECT #: ZOSHHD-101B

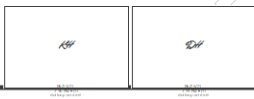
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LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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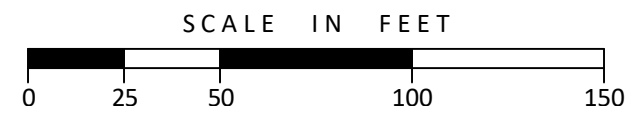
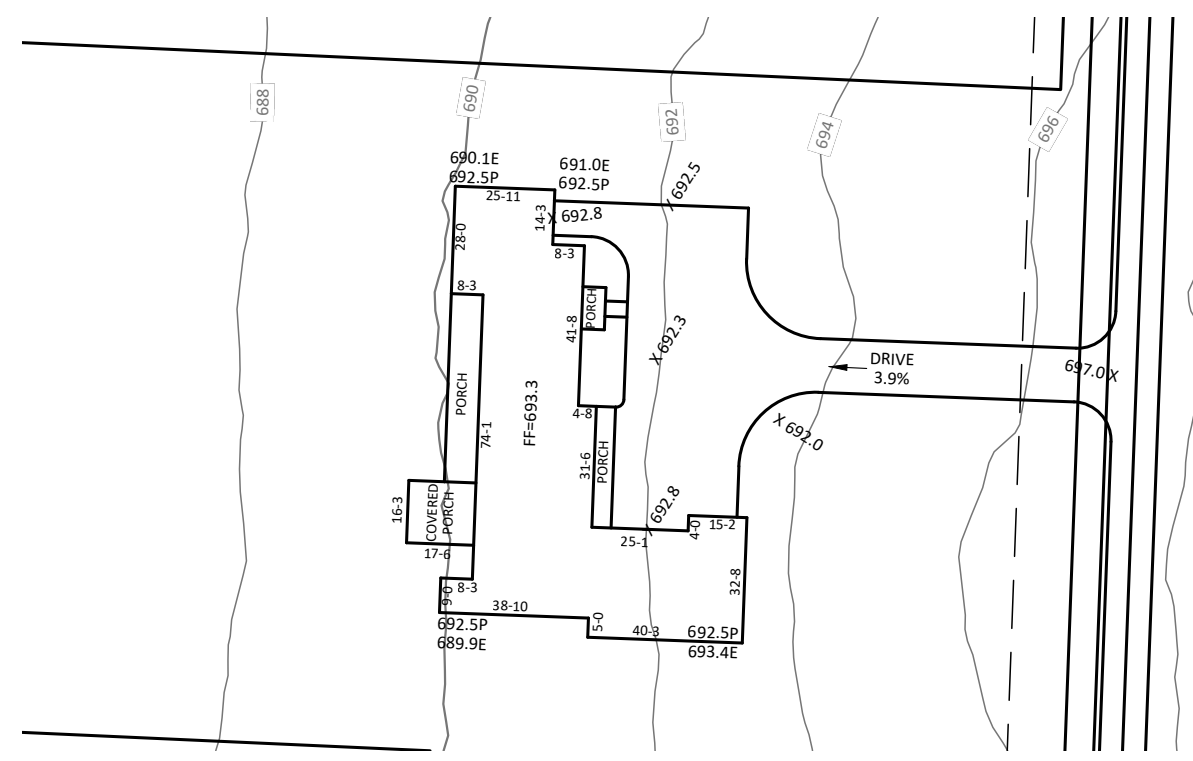
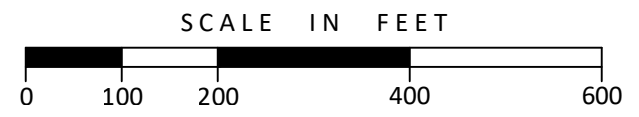
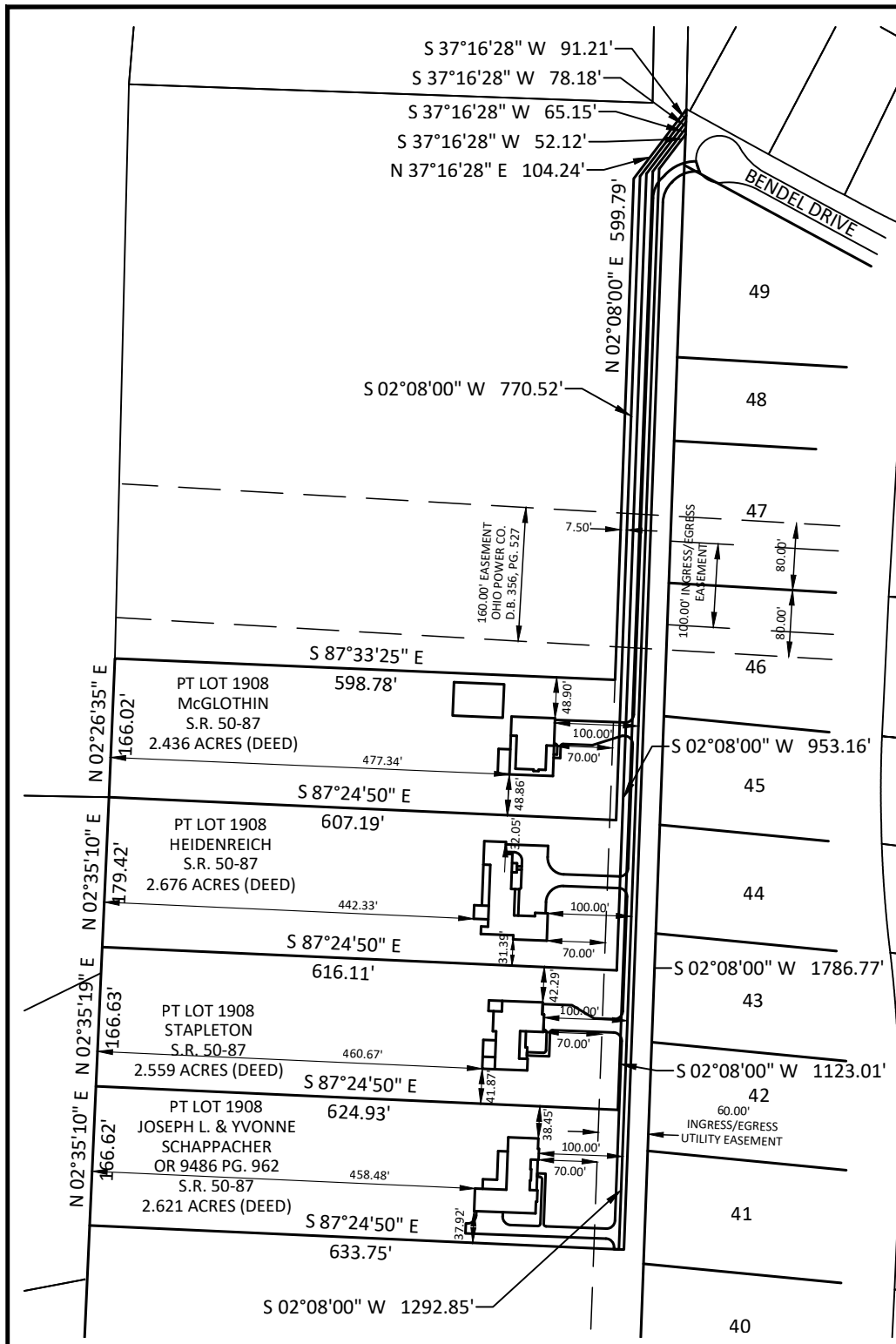
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PLAN DATE	03/31/2021
REVISION DATE	
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OF 13	ELEVATIONS

Thursday, June 3, 2021 PRINT DATE

ELEVATIONS

PLAN SCALE: 1/4" = 1'-0" (3422 PAPER) 1/8" = 1'-0" (11X17 PAPER)



THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.
 SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.
 THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.

2/7/2022

BENDEL DRIVE
 C1800013000029
 PART LOT 1908
 2.676 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO

Revision	By	Date
SHIFT HOUSE 15' EAST	HAS	02/07/2022

Date	09-16-2021
Scale	AS NOTED
Drawn By	MWP
Proj. Mgr.	MWP
Survey Database	2111701
DWG	2111701-BAS
X-Ref(s)	
Project Number	21117.01
File No.	21117.01
Sheet No.	1 / 1

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 DESIGN
 McGill Smith Punshon
 ■ Architecture 3700 Park 42 Drive
 ■ Engineering Suite 190B
 ■ Landscape Architecture Cincinnati OH 45241
 ■ Planning Phone 513.759.0004
 ■ Surveying www.mspsdesign.com



Application for a Variance

Monroe Development Department
 233 South Main Street, Monroe, Ohio 45050
 Phone: 513-539-7374
 planning@monroehio.org
 www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid: RES/AG- \$300 COMM- \$500

Staff Initials: AD

Application/Case Number: 20220031

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1203.08 of the Monroe Planning and Zoning Code.
2. There are separate review criteria for an area/dimensional variance (a request to vary any numerical or dimensional requirement in the code) and for a use variance (a request to have a use approved that is not otherwise allowed in the applicable zoning district. The applicant must demonstrate a practical difficulty for an area/dimensional variance or an unnecessary hardship for a use variance.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is \$300 for a residential or agricultural use and \$500 for all other uses, due at the time the application is submitted.

Basic Project and Site Information

Project Address: 6231 Bendel Drive Middle town, OH 45011

County: Butler Warren Total Lot Area:

County Tax Parcel ID: C1800013000029

Project/Development Name:

Existing Zoning District: R2 Single Family

Variance Type: Area/Dimensional Variance Use Variance

Applicant Information

Applicant Name: Stacey Kuhn

Contact Person: Chad Chance

Contact Address: P.O. Box 311 Mansfield OH 45039

Contact Phone Number: 513-292-6362 Contact Fax Number:

Contact E-Mail: Chad@chancecustomhomes.com

Property Owner Name: Darren & Krista Heidenreich

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID:

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

Single family residential home

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

Panhandle lot

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- Lot is too narrow Lot is too small Lot is too shallow The soil or subsurface is unique to the lot
 The shape of the lot Building or lot elevation Topography Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

Panhandle lot

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Panhandle lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

Yes No Please explain your rationale below.

Panhandle lot

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

Yes No Please explain your rationale below.

Panhandle lot

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

NO negative impact

Project Address or Tax Parcel ID:

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

Yes No Please explain your rationale below.

Single Family home

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

Yes No Please explain your rationale below.

Single Family home and will impact services, but there will be access to the homes

11) Explain how the property owner's predicament cannot be feasibly removed through another method other than a variance.

Parhandle lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

Yes No Please explain your rationale below.

By going through this process
we are trying to observe the requirements

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

Yes No Please explain your rationale below.

Single family home

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID:

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: Stacey Kuhn

Signature: Stacey Kuhn

Date: 1.4.22

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

Print Name: KRISTA HEIDENREICH Darren Heidenreich

Signature: KH DH

Date: 1-4-22 1-4-22

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

**Submittals shall include 8 copies (minimum of 11" x 17").
Additional copies may be required based on project specifics.**

Digital Submittal Requirements

All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.

General Information

Variance Application Form

Application fee

Copies of the plans and maps established below at a reasonable scale, as determined by the Development Department, to review the variance request.

Any additional information determined to be necessary by the Development Department.

Variance Site Plan

Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top

All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.

A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.

Boundaries and dimensions of all existing and proposed buildings and structures

All existing and proposed streets, rights-of-way, and related names

Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)

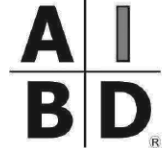


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**2019 RESIDENTIAL
CODE OF OHIO**

2019 RESIDENTIAL CODE OF OHIO - SECTION 1505
MECHANICAL VENTILATION

Effective July 1, 2019

1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.

1505.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods in accordance with the exception to Section 1503.3.

1505.3 Exhaust equipment. Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

1505.4 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections 1505.4.1 through 1505.4.4.

1505.4.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.

1505.4.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

1505.4.3 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table 1505.4.3(1).

ENERGY CODE COMPLIANCE
WILL BE IN ACCORDANCE
W/ THE 2019 RCO

SECTION 1105
SIMULATED PERFORMANCE
ALTERNATIVE (PERFORMANCE)

Use a blower door and duct blaster test
for verification.

HVAC NOTE - Duct sealing is required.
Leakage to outside the conditioned
envelope must be less than 8%, OR total
duct leakage must be less than 12% if any
of the duct system is in the attic.

DRAWING INDEX

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GENERAL CODE NOTES (RCO 2019):

- 1A-CONCRETE NORMAL AGGREGATE STRENGTH ACHIEVED IN 28 DAYS TO BE (Table 402.2) FTGS. AND NT. FLOORS 2500 PSI
- CONCRETE WALLS 3000 PSI
- GARAGE FLOOR AND OTHER 3500 PSI
- 1B-FOUNDATION, WALLS, GARAGE FLOORS 4 EXT. CONCRETE REQUIRE NOT LESS THAN 3X AND NOT MORE THAN 1X AIR ENTRAPMENT. (Table 402.2(6))
- 1C-GRADE MUST SLOPE A MIN. OF 6" IN THE FIRST 10 FEET FROM THE BUILDING
- 1D-40-11.2.2.1.2 LOCATION OF REINF. IN WALL: THE CENTER OF VERTICAL REINF. IN BASEMENT WALLS DETERMINED FROM TABLES 404.1.2(2)-404.1.2(4) SHALL BE LOCATED AT THE CL OF THE WALL. VERT. REINF. IN BASEMENT WALLS DETERMINED FROM TABLES 404.1.2(2) or 404.1.2(6) SHALL BE LOCATED TO PROVIDE A MAXIMUM COVER OF 1.25 IN. MEASURED FROM THE INSIDE FACE OF THE WALL.
- 2-ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD
- 3-JOIST LUMBER TO BE #1 SOUTHERN YELLOW PINE
- 4-FLOOR DESIGN LOAD 40 PSF LIVE LOAD
- 10 PSF DEAD LOAD
- GARAGE FLOOR LOAD 50 PSF LIVE LOAD
- ROOF DESIGN LOAD 35 PSF LIVE LOAD
- 11 PSF DEAD LOAD
- EXTERIOR WALL WIND LOAD 21 PSF
- 4A-DESIGN CRITERIA FOR STRUCTURAL MEMBERS SHALL BE:
FLOORS L/360 DURATION FACTOR 1.00
WALLS L/240 DURATION FACTOR 1.15
ROOF < 3/12 L/240 DURATION FACTOR 1.15
ROOF > 3/12 L/180 DURATION FACTOR 1.15
- 4B-CONTRACTOR SHALL BE RESPONSIBLE FOR PROCUREMENT OF WOOD ROOF/FLOOR TRUSS DESIGN CRITERIA AND CUT SHEETS. THESE SHALL BE REMITTED TO BUILDING DEPARTMENT AT A POINT PRIOR TO ERECTION OF ROOF OR FLOOR FOR REVIEW AT TIME OF INSPECTION.
- 4C-PROVIDE 1 ROW BRIDGING PER EACH 8 FT. OF JOIST SPAN USE MIN. 1x3 DOUBLE NAILED OR METAL BRIDGING
- 5-STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION ON OPENINGS UNLESS OTHERWISE NOTED. FOR SPANS UP TO 4'-0", 3 1/2"x3 1/2"x3/8"
FOR SPANS BETWEEN 4'-0" & 6'-0", 4"x3 1/2"x3/8"
FOR SPANS BETWEEN 6'-0" & 8'-0", 6"x3 1/2"x3/8"
FOR SPANS BETWEEN 8'-0" & 9'-0", 8"x4"x3/8"
FOR SPANS OVER 9'-0" CONSULT ENGINEER. PROVIDE A MIN. OF 4" SOLID BEARINGS AT EACH END OF STEEL ANGLE LINTEL
- 6-ALL DOOR GLAZINGS TO BE TEMPERED GLASS.
- 7-HAND RAILS SHALL BE MAX. 2 1/4" WIDE AND 34" TO 38" ABOVE NOSING ON ALL STAIRS OF 3 OR MORE STEPS. TERMINATE HANDRAIL ENDS @ WALL OR POST
- 8-BRICK VENEER SHALL MEET REQUIREMENTS SET FORTH IN SECTION 105.8 OF THE RESIDENTIAL CODE OF OHIO. 105.8 Anchored stone and masonry veneer, general. Anchored stone and masonry veneer shall be installed in accordance with this chapter, Table 105.3(1) and Figure 105.8. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above grade plane and shall not exceed 5 inches in thickness. See Section 602.10 for wall bracing requirements for masonry veneer for wood-frame construction and Section 603.3.5 for wall bracing requirements for masonry veneer for cold-formed steel construction.
- 9-PROVIDE MIN. 5'x3" LANDING @ EGRESS DOORS NOT MORE THAN 30" BELOW DOOR THRESHOLD.
- 10-ALL ELECTRICAL OUTLETS TO BE WIRED PER CODE.
- 11-ALL HEADERS TO BE 2X10'S UNO
- 12-EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW OR EXTERIOR EGRESS DOOR LIMITED TO 44" MAX. GILL HEIGHT x 20" MIN. CLEAR OPENING WIDTH x 24" CLEAR OPENING HEIGHT x 5.7 SQ. FT. MIN. NET CLEAR OPENING. GRADE FLOOR EGRESS WINDOWS SHALL COMPLY EXCEPT REQUIRE 5.7 SQ. FT. CLEAR OPENING.

AREA SCHEDULE

NAME	AREA
FIRST FLOOR AREA	2841 sq. ft.
GARAGE SLAB AREA	958 sq. ft.
BASEMENT SLAB AREA	2814 sq. ft.
COVERED PATIO SLAB AREA	834 sq. ft.
FRONT PORCH SLAB AREA	324 sq. ft.

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COVER SHEET

PROJECT #: 206HD-1069

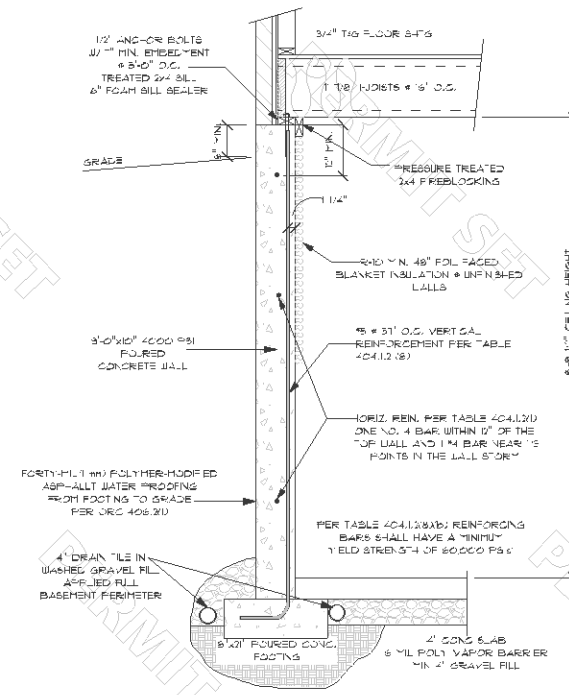
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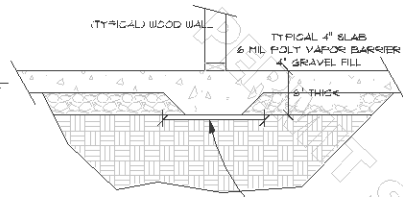
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PROJECT #: 20SHD-1069

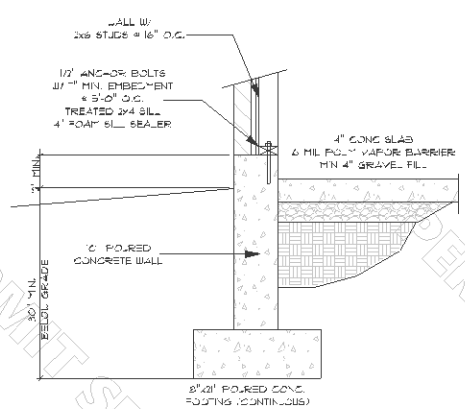
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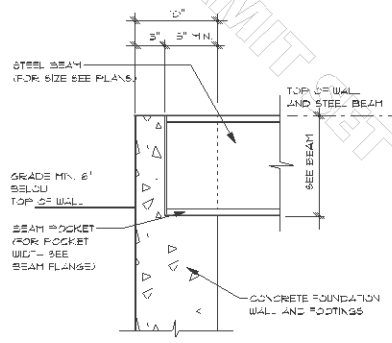
FOUNDATION WALL SECTION



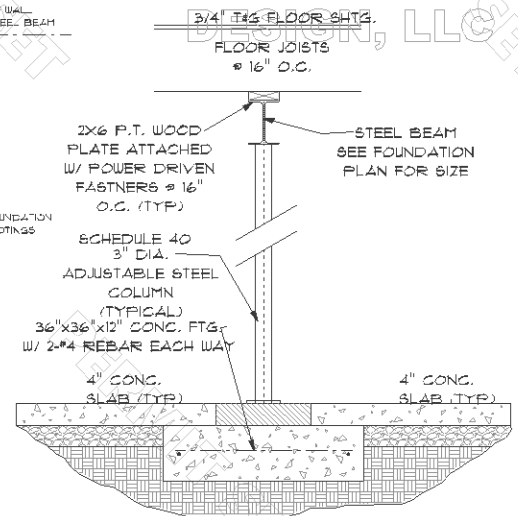
THICKENED SLAB



GARAGE WALL SECTION



BEAM POCKET



STEEL COLUMN DETAIL

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RON GLOBE
PROJECT MANAGER
EMAIL: RONGLOBE@GMAIL.COM
PHONE: 816.224.1111

PLAN DATE
09/02/2020

REVISION DATE
05/03/2021

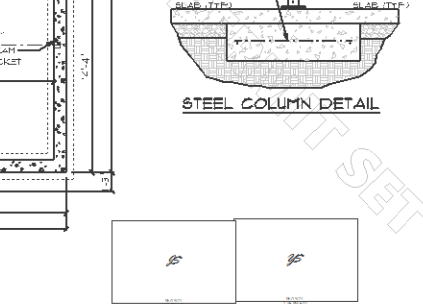
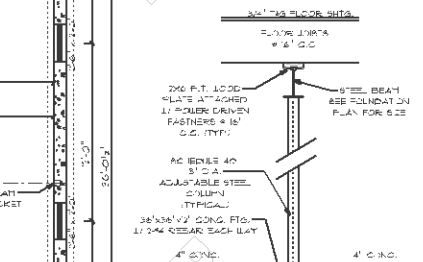
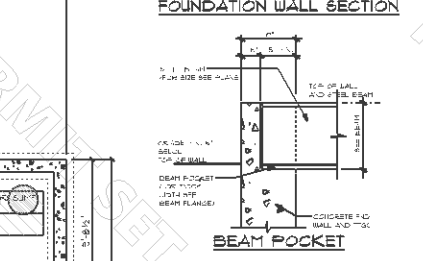
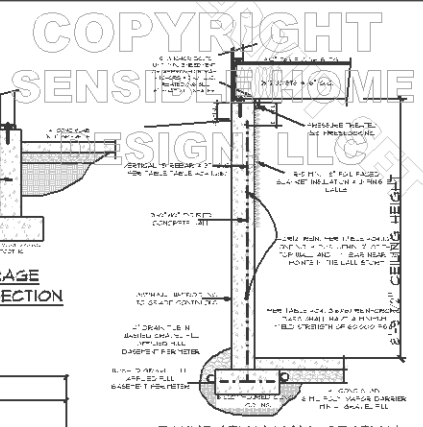
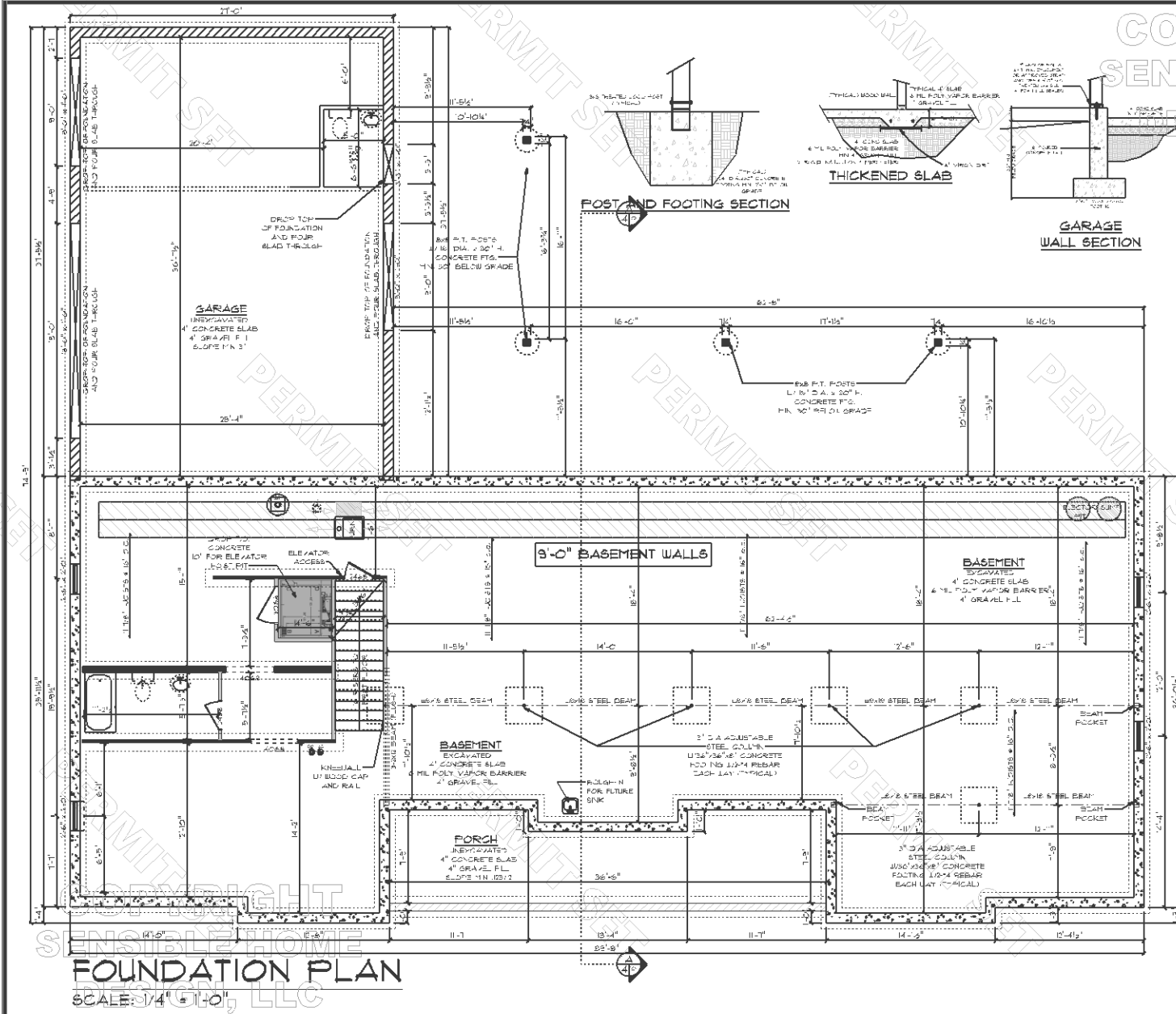
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DETAILS CONT.

Friday, June 18, 2021 PRINT DATE

DETAILS CONT.

PLAN SCALE:

PROJECT #: 20SHD-1069



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A NEW HOME FOR
SCHAPFACHER RESIDENCE
BENDEL STREET
MONROE, OHIO
BUTLER COUNTY

www.sensiblehd.com
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PLAN DATE
09/02/2020

REVISION DATE
05/03/2021

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OF 12

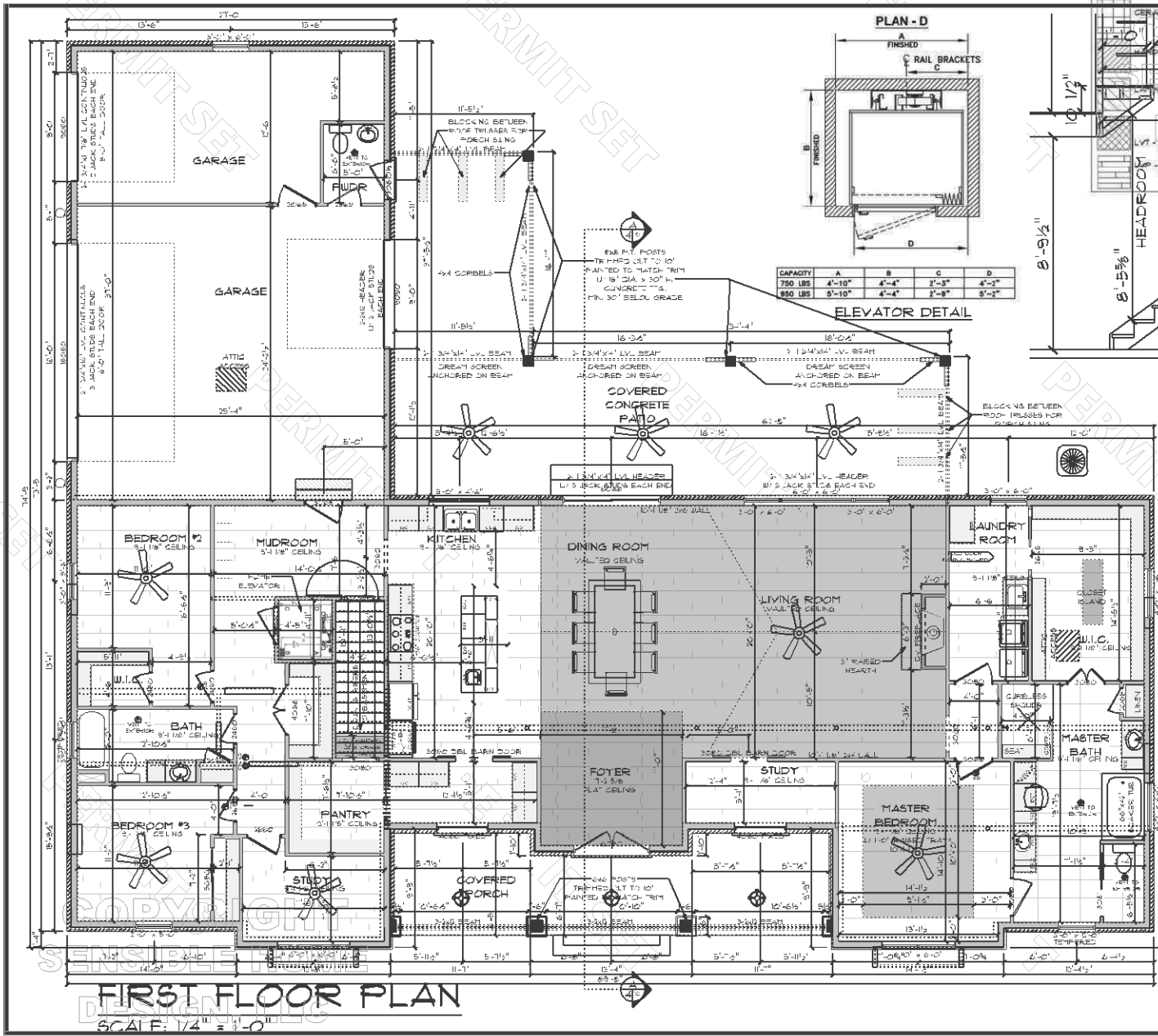
FOUNDATION PLAN

Friday, June 18, 2021 PRINT DATE

FOUNDATION PLAN

PLAN SCALE:

PROJECT #: 20SHD-1069



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

SMOKE DETECTOR NOTE:
 RCO 314.3 Smoke detectors are required in each sleeping room, outside each sleeping area (vicinity of sleeping rooms), and on each building level (including basements) on each level smoke alarm utilizing photoelectric and ionization technologies shall be installed. Smoke detector in master bedroom must be located at highest ceiling level.

315.1 CARBON MONOXIDE ALARMS
 An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.

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 PROJECT ARCHITECT
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 PHONE: (913) 666-1100

PLAN DATE
 09/02/2020

REVISION DATE
 05/03/2021

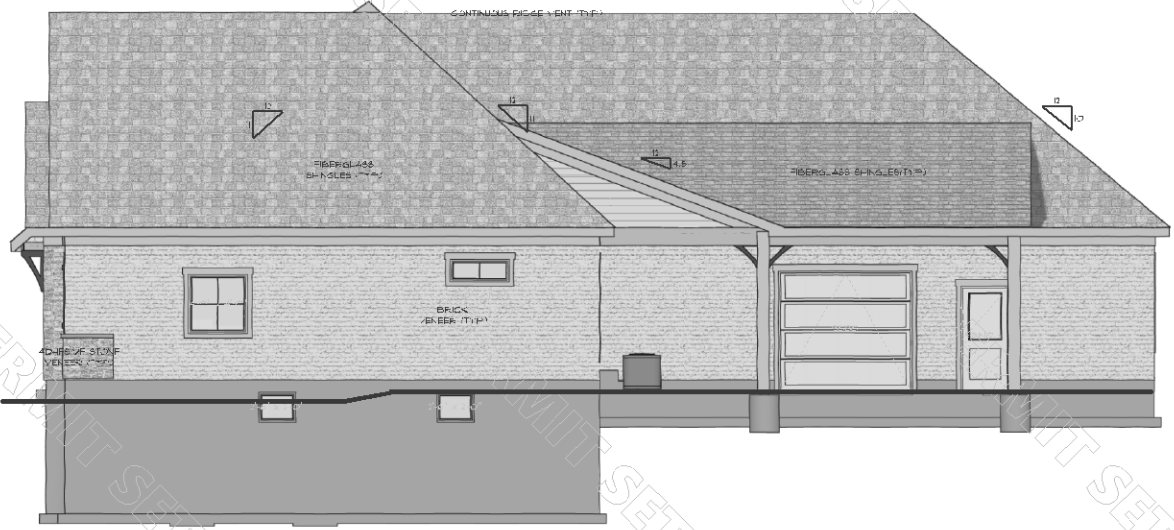
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 OF 12
 FIRST FLOOR PLAN

PROJECT #: 20SHD-1069

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REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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PLAN DATE
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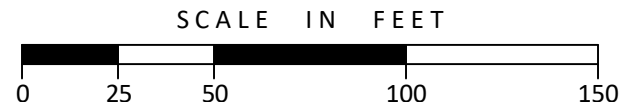
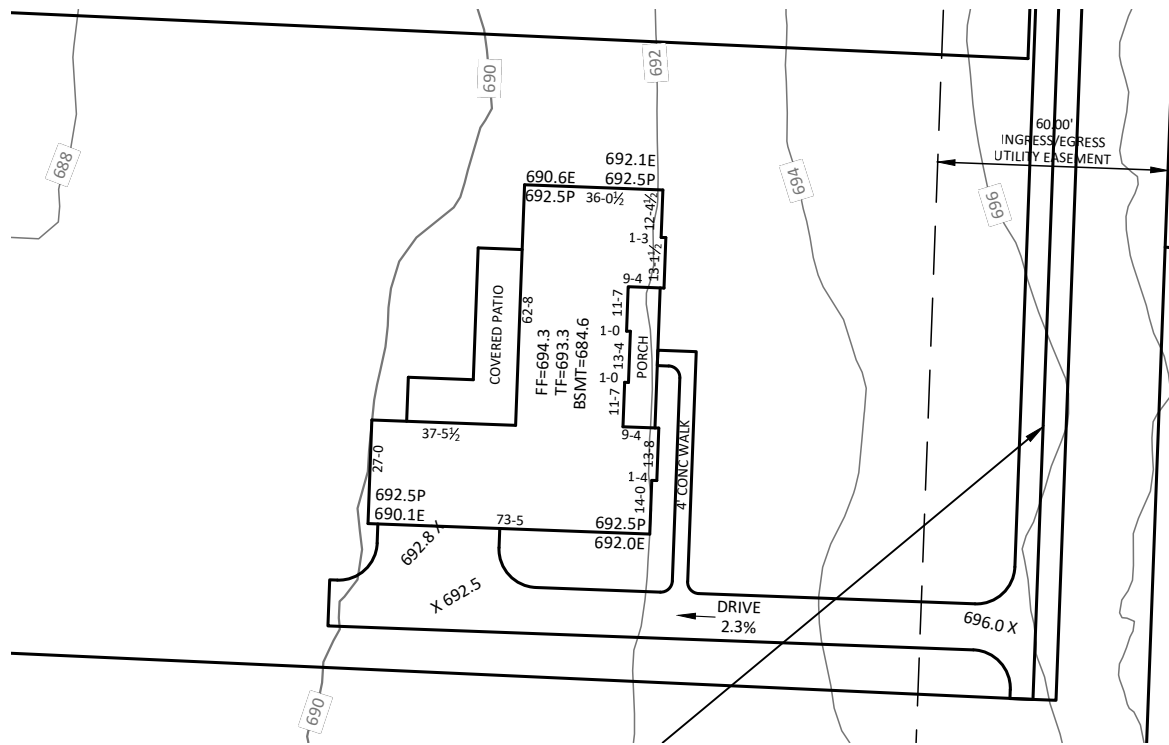
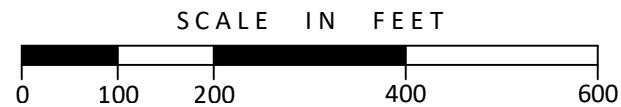
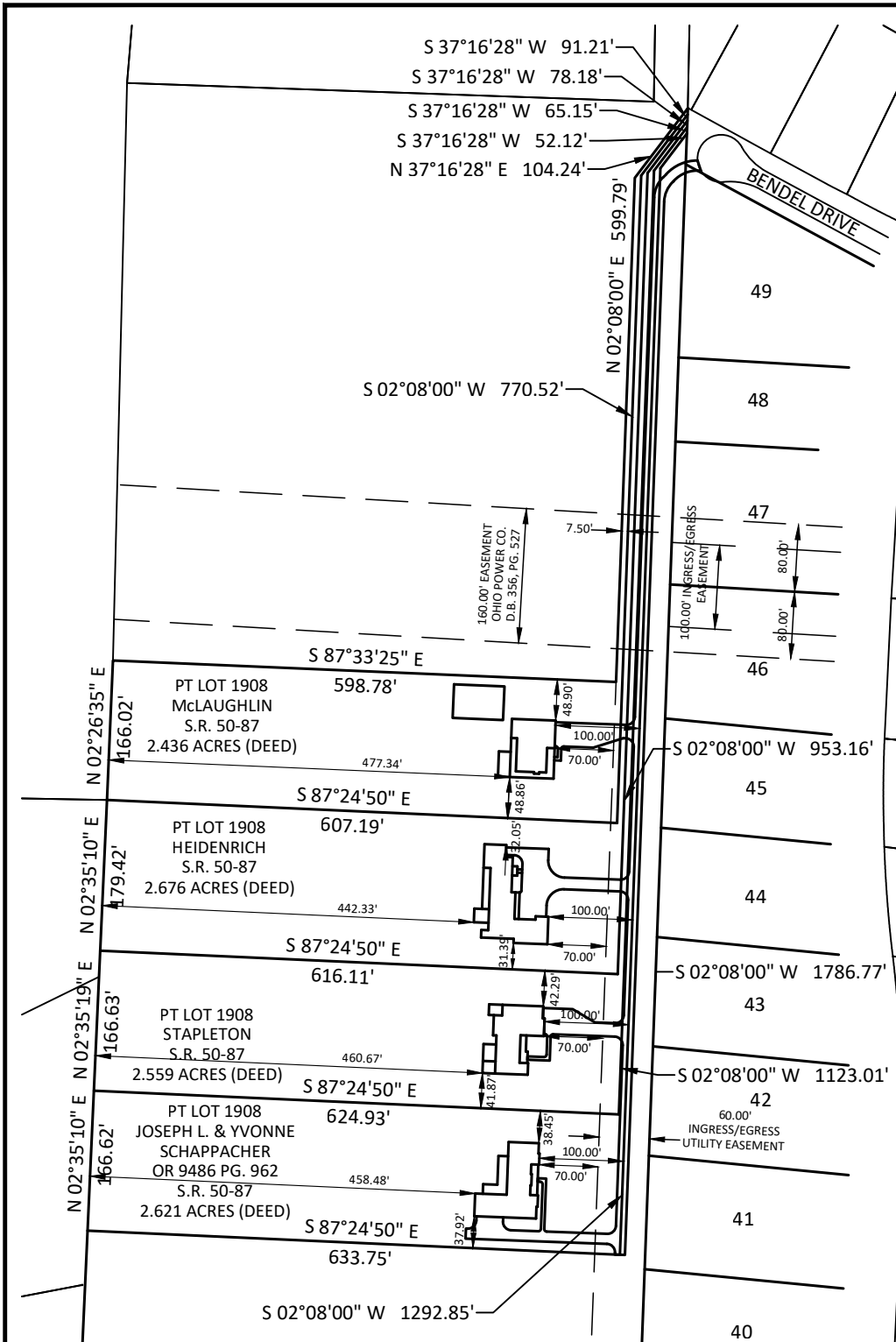
REVISION DATE
05/03/2021

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OF 12
ELEVATIONS

Friday, June 18, 2021 10:06 AM

ELEVATIONS

PLAN SCALE:



THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.

Melvin W. Pistor, Jr.



2/7/2022

BENDEL DRIVE
C1800013000030
PART LOT 1908
2.621 ACRES
 SECTION 30, TOWN 3, RANGE 3
 BETWEEN THE MIAMIS
 CITY OF MONROE, BUTLER COUNTY, OHIO

Revision	By	Date
SHIFT HOUSE 15' EAST	HAS	02/07/2022

Date	09-16-2021
Scale	AS NOTED
Drawn By	MWP
Proj. Mgr.	MWP
Survey Database	2111701
DWG	2111701-BAS
X-Ref(s)	
Project Number	21117.01
File No.	21117.01
Sheet No.	1 / 1



■ Architecture 3700 Park 42 Drive
 ■ Engineering Suite 190B
 ■ Landscape Architecture Cincinnati OH 45241
 ■ Planning Phone 513.759.0004
 ■ Surveying www.mspsdesign.com



Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroehio.org
www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid: RES/AG- \$300 COMM- \$500

Staff Initials: AD

Application/Case Number: 20220034

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1203.08 of the Monroe Planning and Zoning Code.
2. There are separate review criteria for an area/dimensional variance (a request to vary any numerical or dimensional requirement in the code) and for a use variance (a request to have a use approved that is not otherwise allowed in the applicable zoning district. The applicant must demonstrate a practical difficulty for an area/dimensional variance or an unnecessary hardship for a use variance.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is \$300 for a residential or agricultural use and \$500 for all other uses, due at the time the application is submitted.

Basic Project and Site Information

Project Address: 6211 Bendel Drive Middletown, OH 45011

County: Butler Warren Total Lot Area:

County Tax Parcel ID: C1800013000030

Project/Development Name:

Existing Zoning District: R2 Single Family

Variance Type: Area/Dimensional Variance Use Variance

Applicant Information

Applicant Name: Stacy Kuhn

Contact Person: Chad Chance

Contact Address: P.O. Box 311 Maineville, OH 45039

Contact Phone Number: 513-292-6342 Contact Fax Number:

Contact E-Mail: Chad@chancecustomhomes.com

Property Owner Name: Joe & Yvonne Schappacher

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID:

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

Single Family Residential Home

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

Panhandle lot

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- Lot is too narrow Lot is too small Lot is too shallow The soil or subsurface is unique to the lot
 The shape of the lot Building or lot elevation Topography Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

Panhandle lot

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Panhandle lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

Yes No Please explain your rationale below.

Panhandle lot

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

Yes No Please explain your rationale below.

Panhandle lot

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

There is no negative impact

Project Address or Tax Parcel ID:

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

Yes No Please explain your rationale below.

Single Family Home

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

Yes No Please explain your rationale below.

Single Family Home and will impact services, but there will be access to the homes

11) Explain how the property owner's predicament cannot be feasibly removed through another method other than a variance.

Permitted lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

Yes No Please explain your rationale below.

By going through this process
we are trying to observe the requirements.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

Yes No Please explain your rationale below.

Single Family home

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID:

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: *Stacey Kuhn*

Signature: *Stacey Kuhn*

Date: *1.4.22*

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

Print Name: *Yvonne Schappacher*

JOSEPH L. SCHAPPACHER

Signature: *Yvonne Schappacher*

Joseph L. Schappacher
1/4/2022

Date: *1/4/22*

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

**Submittals shall include 8 copies (minimum of 11" x 17").
Additional copies may be required based on project specifics.**

Digital Submittal Requirements

All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.

General Information

Variance Application Form

Application fee

Copies of the plans and maps established below at a reasonable scale, as determined by the Development Department, to review the variance request.

Any additional information determined to be necessary by the Development Department.

Variance Site Plan

Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top

All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.

A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.

Boundaries and dimensions of all existing and proposed buildings and structures

All existing and proposed streets, rights-of-way, and related names

Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)



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A NEW HOME FOR:
STAPLETON, RESIDENCE
BENDEL STREET
MONROE, OHIO
BUTLER COUNTY

2019 RESIDENTIAL
CODE OF OHIO

2019 RESIDENTIAL CODE OF OHIO - SECTION 1505
MECHANICAL VENTILATION

Effective July 1, 2019

1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.

1505.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods in accordance with the exception to Section 1503.3.

1505.3 Exhaust equipment. Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

1505.4 Whole-house mechanical ventilation system. Whole-house mechanical ventilation systems shall be designed in accordance with Sections 1505.4.1 through 1505.4.4.

1505.4.1 System design. The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.

1505.4.2 System controls. The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

1505.4.3 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table 1505.4.3(1).

ENERGY CODE COMPLIANCE
WILL BE IN ACCORDANCE
W/ THE 2019 RCO

SECTION 1105
SIMULATED PERFORMANCE
ALTERNATIVE (PERFORMANCE)

Use a blower door and duct blaster test
for verification.

HVAC NOTE: Duct sealing is required.
Leakage to outside the conditioned
envelope must be less than 8%, OR total
duct leakage must be less than 12% if any
of the duct system is in the attic.

DRAWING INDEX

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FLOORING PLAN	10

GENERAL CODE NOTES/(RCO 2019):

- 1A-CONCRETE NORMAL AGGREGATE STRENGTH ACHIEVED IN 28 DAYS TO BE (1.25 x 402.2) F'CS, AND INT. FLOORS (1500 PSI) CONCRETE WALLS (3000 PSI)
- 1B-FOUNDATION WALLS, GARAGE FLOORS & EXTD CONCRETE REQUIRE NOT LESS THAN 5% AND NOT MORE THAN 1% AIR ENTRAINMENT. (TABLE 402.2(K))
- 1C-GRADE MUST SLOPE A MIN. OF 2" IN THE FIRST 10 FEET FROM THE BUILDING.
- 1D-404.12.3.1.2 LOCATION OF REIN. IN WALL THE CENTER OF VERTICAL REIN. IN BASEMENT WALLS DETERMINED FROM TABLES 404.12(2) & 404.12(1) SHALL BE LOCATED AT THE CL OF THE WALL. VERT. REIN. IN BASEMENT WALLS DETERMINED FROM TABLES 404.12(2) & 404.12(1) SHALL BE LOCATED TO PROVIDE A MAXIMUM COVER OF 1.25 IN. MEASURED FROM THE INSIDE FACE OF THE WALL.
- 2-ALL INTERIOR DIMENSIONS ARE TO FACE OF STLD
- 3-JOIST LUMBER TO BE #1 SOUTHERN YELLOW PINE
- 4-FLOOR DESIGN LOAD 40 PSF LIVE LOAD 10 PSF DEAD LOAD
- GARAGE FLOOR LOAD 50 PSF LIVE LOAD 10 PSF DEAD LOAD
- ROOF DESIGN LOAD 20 PSF LIVE LOAD 17 PSF DEAD LOAD
- EXTERIOR WALL WIND LOAD 21 PSF

- 4A-DESIGN CRITERIA FOR STRUCTURAL MEMBERS SHALL BE:
FLOORS L/360 DURATION FACTOR 1.00
WALLS L/240 DURATION FACTOR 1.15
ROOF < 3/2 L/240 DURATION FACTOR 1.15
ROOF > 3/2 L/180 DURATION FACTOR 1.15
- 4B-CONTRACTOR SHALL BE RESPONSIBLE FOR PROCUREMENT OF WOOD ROOF/FLOOR TRUSS DESIGN CRITERIA AND CLT SHEETS. THESE SHALL BE REMITTED TO BUILDING DEPARTMENT AT A POINT PRIOR TO ERECTION OF ROOF OR FLOOR FOR REVIEW AT TIME OF INSPECTION.

- 4C-PROVIDE 1 ROW BRIDGING PER EACH 8 FT. OF JOIST SPAN USE MIN. 1x3 DOUBLE NAILED OR METAL BRIDGING
- 5-STEEL ANGLE LINTELS IN MASONRY VENEER FRAME CONSTRUCTION ON OPENINGS UNLESS OTHERWISE NOTED. FOR SPANS UP TO 4'-0", 3 1/2"x3 1/2"x3/8". FOR SPANS BETWEEN 4'-0" & 6'-0", 4"x3 1/2"x3/8". FOR SPANS BETWEEN 6'-0" & 8'-0", 6"x3 1/2"x3/8". FOR SPANS BETWEEN 8'-0" & 9'-0", 1"x4"x3/8". FOR SPANS OVER 9'-0" CONSULT ENGINEER. PROVIDE A MIN. OF 4" SOLID BEARING AT EACH END OF STEEL ANGLE LINTEL.
- 6-ALL DOOR GLAZING TO BE TEMPERED GLASS.
HAND RAILS SHALL BE MAX. 2 1/4" WIDE AND 24" TO 36" ABOVE NOSING ON ALL STAIRS OF 3 OR MORE RISERS. TERMINATE HANDRAIL ENDS @ WALL OR FOOT
- 7-BRICK VENEER SHALL MEET REQUIREMENTS SET FORTH IN SECTION 105.8 OF THE RESIDENTIAL CODE OF OHIO. TC3.8 Anchored stone and masonry veneer, general. Anchored stone and masonry veneer shall be installed in accordance with this chapter, Table 103.3(1) and Figure 103.8. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above grade plans and shall not exceed 5 inches in thickness. See Section 602.10 for wall bracing requirements for masonry veneer for wood-framed construction and Section 602.10.5 for wall bracing requirements for masonry veneer for cold-formed steel construction.
- 8-PROVIDE MIN. 3"x2" LANDING @ EGRESS DOORS NOT MORE THAN 20" BELOW DOOR THRESHOLD.
- 10-ALL ELECTRICAL OUTLETS TO BE WIRED PER CODE.
- 11-ALL LEADERS TO BE 2"x2"x1/2" U.N.C.
- 12-EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW OR EXTERIOR EGRESS DOOR LIMITED TO 44" MAX. SILL HEIGHT x 20" MIN. CLEAR OPENING WITH X 24" CLEAR OPENING HEIGHT x 2 1/2" SQ. FT. MIN. NET CLEAR OPENING. GRADE FLOOR EGRESS WINDOWS SHALL COMPLY EXCEPT REQUIRES 5 1/2" SQ. FT. CLEAR OPENING.

AREA SCHEDULE	
NAME	AREA
FIRST FLOOR AREA	2160 sq ft.
GARAGE SLAB AREA	1135 sq ft.
LVP FLOORING AREA	1995 sq ft.
TILE AREA	303 sq ft.

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COVER SHEET

PROJECT #: 20SHD-1075

Wednesday, June 16, 2021 PRINT DATE
COVER SHEET
PLAN SCALE

CODE NOTES(RCO 2019):

- 302.1 Under-stair protection. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gyp board.
- 302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off all concealed shaft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall be provided in wood-frame construction in the following locations: 1. In concealed spaces of stud walls and partitions, including furrow spaces and parallel rows of studs or staggered studs, as follows: A. Vertically at the ceiling and floor levels. B. Horizontally at intervals not exceeding 10 feet. 2. At all interconnections between concealed vertical and horizontal spaces such as occur at: soffits, drop ceilings and dove ceilings. 3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section 302.7. 4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements. 5. For the fireblocking of chimneys and fireplaces, see Section 1003.13. 6. In openings of structures with more than one dwelling, fireblocking of corridors is required at the line of dwelling unit separator.
- 302.12 Draftstopping. In combustible construction where there is attic space both above and below the concealed space of a floor-ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet.
- 302.15 Wood floor assembly using dimension lumber of less than 2 x 10 nominal dimensions or structural composite lumber or engineered floor members shall be provided with 1/2" gyp board or 5/8" wood structural panel membrane. Please submit product ESR reports for the fire rating of the floor joist using wood or show how they will be protected.
- 303.2 Bathroom vents shall have a mechanical ventilator on system capable of 50 CFM (mechanical ventilation or 20 cfm continuous ventilation).
- 303.4 Mechanical ventilator. Where the air circulation rate of a dwelling unit is 5 air changes per hour or less unless tested with a plous door at a pressure of 0.2 inch w.c. (50 Pa) in accordance with Section 102.4.2 or Section 112.2.2.1, the dwelling unit shall be provided with an exhaust mechanical ventilation in accordance with Section 1505.4.
- 303.5.1 Intake openings. Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet from any hazardous or noxious containers, such as vents, or trays, plumbing vents, streets, alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.
- 303.5.2 Exhaust openings. Exhaust air shall not be directed onto walks.
- 303.5.3 Where the air infiltration rate of a dwelling unit is less than 5 air changes per hour or less, the dwelling unit shall be provided with a whole-house mechanical ventilation in accordance with Section 1505.4. Please show how whole-house ventilation will be supplied. (HVAC CONTRACTOR OR MECHANICAL ENGINEER SHALL PROVIDE WHOLE-HOUSE VENTILATION CALCULATIONS AND SOLUTIONS)
- 303.6 Outside opening protection. Air exhaust and intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles having an opening size of not less than 1/4-inch and a maximum opening size of 1/2-inch by 1/2-inch in any dimension.
- 303.7 Interior stairway illumination. Interior stairways shall be provided with an artificial light source to illuminate the landing and treads.
- 303.8 Exterior stairway illumination. Exterior stairways shall be provided with an artificial light source located at the top landing of the stairway. Exterior stairways providing access to a basement from the outdoor grade level shall be provided with an artificial light source located at the outdoor landing of the stairway.
- 303.4.4 Glazing adjacent to the bottom stair landing. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60-degree horizontal arc and less than 180 degrees (3/4 rad) from the bottom tread nosing shall be considered to be a hazardous location.
- 310.1 Emergency escape and rescue required. Every sleeping room shall have at least one operable emergency escape and rescue opening where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches above the floor.
- 310.2 Window wells. The minimum horizontal area of the window well shall be 6 square feet, with a minimum horizontal projection and width of 36 inches. The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
- 314.3 Location. Smoke alarms shall be installed in the following locations: 1. In each sleeping room. 2. Outside each separate sleeping area in the immediate vicinity of the sleeping rooms. 3. On each additional story of the dwelling, including basements and habitable attic and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with soffit levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. 4. Smoke alarm shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by this section.
- 315.1 Listings. Carbon monoxide alarms shall be listed and labeled in accordance with UL 2034 and shall be listed in accordance with the manufacturer's instructions. Combination carbon monoxide and smoke alarms shall be listed and labeled in accordance with UL 2034 and UL 217.
- 315.2 When required, carbon monoxide alarms shall be provided in accordance with Sections 315.1 and 315.2.1.
- 315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist: 1. The dwelling unit contains a fuel-fired appliance. 2. The dwelling unit has an attached garage.
- 315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms where a fuel-burning appliance is located within a bedroom or is attached outdoors, a carbon monoxide alarm shall be installed within the bedroom.
- 315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.
- 315.1.4 Combination detectors. Combination carbon monoxide and smoke detectors installed in carbon monoxide detection systems in lieu of carbon monoxide detectors shall be listed and labeled in accordance with UL 2034 and UL 268.
- 319.1 Address numbers. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property.

- 401.4.1 Geotechnical evaluation. In lieu of a complete geotechnical evaluation, the loadbearing values in Table 401.4.1 shall be assumed. ASSUMED SOIL BEARING CAPACITY SHALL BE 1500 P.S.F.
- 403.1.1 Minimum size for concrete and masonry footings shall be as set forth in Tables 403.1.
- 502.14 Fire protection of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a 1/2 inch gypsum board minimum on the underside of the floor framing member which complies with section 202.4.
- 9A. Exceptions: 1. Floor assemblies located directly over a space protected by an automatic sprinkler system. 2. Floor assemblies located directly over an underfloor space. (Crawl Spaces) 3. Portions of floor assemblies can be unprotected when complying with the following: a) The aggregate area of the unprotected portions shall not exceed 80 square feet per story. b) Fire blocking in accordance with Section 302.11 shall be installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly. 4. Wood floor assemblies using dimension lumber or structural composite underlayment equal to or greater than 1/2-inch by 1/2-inch nominal dimension or other approved floor assemblies demonstrating equivalent fire performance.
- 602.3 Exterior walls, design and construction. Exterior walls of wood-frame construction shall be designed and constructed in accordance with the provisions of this chapter and Figures 602.3(1) and 602.3(2), or in accordance with AISC 409. Components of exterior walls shall be fastened in accordance with Tables 602.3(1) through 602.3(4). Wall sheathing shall be fastened directly to framing members and, where placed on the exterior side of an exterior wall, shall be capable of resisting the wind pressures listed in Table 602.3(2) and bracing. Buildings shall be braced in accordance with this section WSP WIND BRACING SHALL BE USED. FASTENERS SHALL BE ON EDGES AND 12" ON FIELD.
- 602.10.1 Truss design drawings. Truss design drawings, prepared in accordance with Section 602.10.1, shall be provided to the building official and approved prior to installation. Truss design drawings shall include, at a minimum, the info. specified below. Truss design drawings shall be provided with the shipment of trusses delivered to the jobsite.
- 305.2.1 Ice barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water as designated in Table 302.2, an ice barrier that consists of at least two layers of underlayment materials together or of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building.
- 101 Energy Efficiency. 101.2 Compliance. Compliance shall be demonstrated by meeting the requirements of one of the following options: 1. The "International Energy Conservation Code" or 2. Sections 104 through 110.4 of this chapter, or 3. Section 105 "The Ohio - some Builders Association (OHBMA) Alternative Energy Code Option".
- 101.2.1 Hamilton Co. - Climate Zone 4A. Compliance to minimum energy efficiency requirements to meet one of the methods listed in 2019 RCO, exact method required to be noted on construction documents (Coordinate selected methods w/ architect). Please update the energy compliance to the 2019 RCO requirements. If using a Performance path please submit the documentation required for the path chosen.
- 101.4.1 Permanent certificate shall be completed by the owner's representative indicating the R-values of insulation, U-factors of fenestration and types and efficiencies of heating and cooling and service water heating equipment.
- 102.4.1 Building thermal envelope. The building thermal envelope shall comply with Sections 102.4.1.1 and 102.4.1.2. The sealing methods between dissimilar materials shall allow for differential expansion and contraction.
- 102.4.1.2 Testing. The building or dwelling unit shall be tested and verified as having an air leakage rate of not more than five air changes per hour. Testing shall be conducted in accordance with RESNET/ICC 380, ASTM E159, or ASTM E1827 and reported at a pressure of 0.2 inch w.c. (50 Pascals). A written report of the results of the test shall be signed by the party conducting the test and provided to the building official. Testing shall be performed during testing.
1. Exterior windows and doors. Fireplaces and stove doors shall be closed, but not sealed, beyond the intended weatherstripping or other infiltration control measures.
2. Dampers including exhaust, intake, makeup air, backdraft and flue dampers shall be closed, but not sealed beyond intended infiltration control measures.
3. Interior doors, where installed at the time of the test, shall be open.
- 103.1.1 Programmable thermostat. Where the primary heating system is a forced air furnace, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule to maintain different temperature set points at different times of the day. This thermostat shall include the capability to set back or temporarily operate the system to maintain zone temperatures down to 55°F (13°C) or up to 85°F (29°C). The thermostat shall initially be programmed with a heating temperature set point no higher than 72°F (22°C) and a cooling temperature set point no lower than 78°F (26°C).
- 104.1 Lighting equipment (Mandatory). Not less than 90 percent of the permanently installed lighting fixtures shall contain high-efficacy lamps.
- 104.1.1 HVAC controls. Heating and cooling equipment and appliances shall be installed in accordance with the manufacturers' installation instructions and the requirements of this code. 104.1.2 Access. Heating and cooling equipment shall be located with respect to building construction and other equipment to permit maintenance, servicing and replacement. Clearances shall be maintained to permit cleaning of heating and cooling surfaces, replacement of filters, blowers, motors, controls and vent connections. Location of air moving coils and assemblies. 104.1.3 Sizing. Heating and cooling equipment shall be sized in accordance with ACCA Manual S based on building loads calculated in accordance with ACCA Manual J or other approved heating and cooling calculation methodology.
- 104.1.4 Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged to the outdoors in accordance with Section 304.3. Air shall not be exhausted into a attic, soffit, ridge vent or crawl space.
- 1504.3 Exhaust openings. Air exhaust openings shall terminate as follows:
1. Not less than 3 feet from property lines.
 2. Not less than 3 feet from gravity air intake openings, operable windows and doors.
 3. Not less than 10 feet from mechanical air intake openings except where the exhaust opening is located not less than 5 feet above the air intake opening. Openings shall comply with Sections 303.5.2 and 303.6.



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MONROE, OHIO
BUTLER COUNTY

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PLAN DATE
01/22/2021

REVISION DATE
PAGE
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OF 10
NOTES AND DETAILS

Wednesday, June 16, 2021 PRINT DATE
NOTES AND DETAILS
PLAN SCALE:

PROJECT #: 205HD-1019

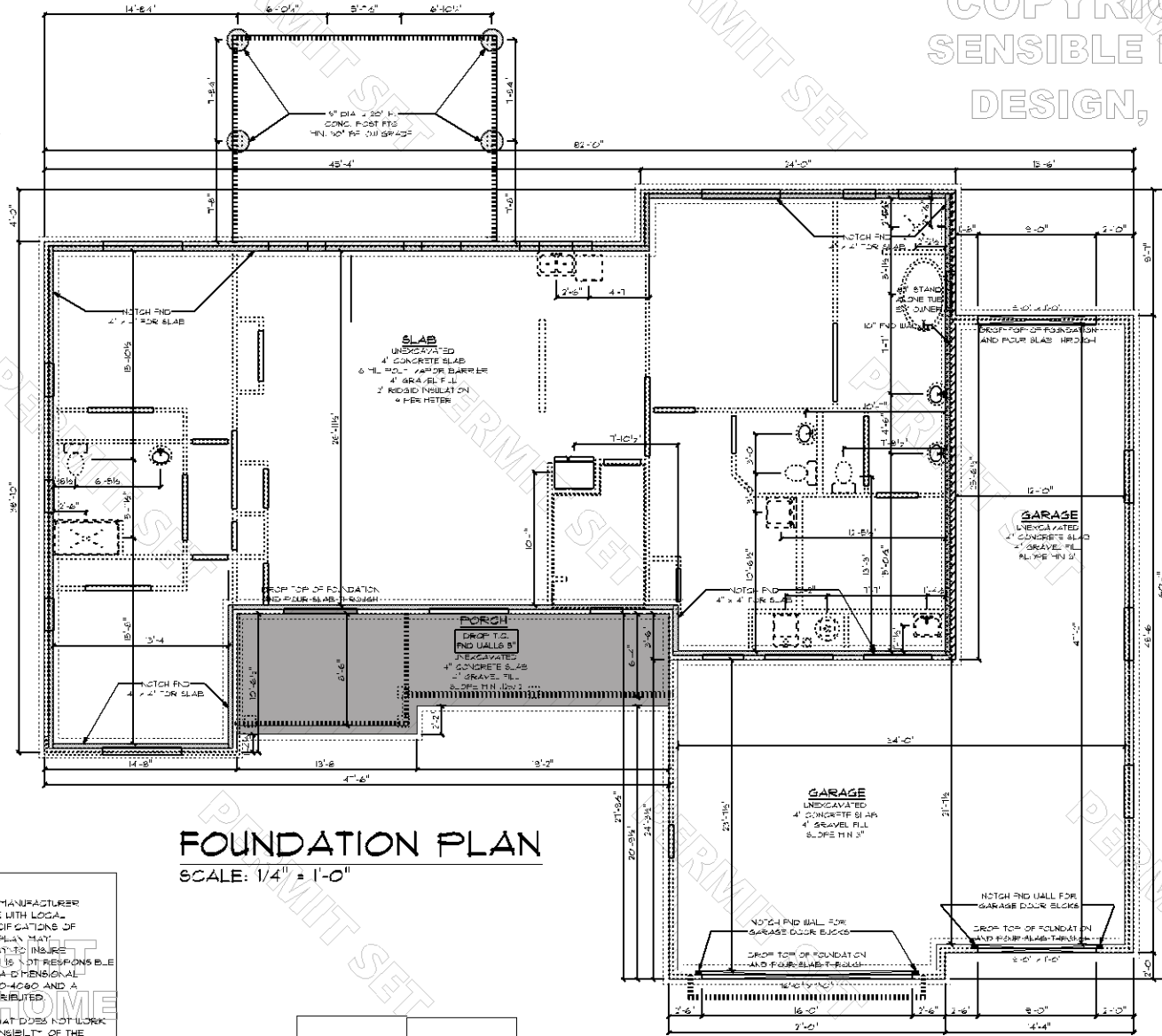
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PROJECT #: Z06HD-1019

SUPPLIER NOTE:
 (KINGPINS, TRUSSES, CABINETS, STAIRS, ETC...)
 IT IS THE RESPONSIBILITY OF THE SUPPLIER OR MANUFACTURER
 TO INSURE THAT THEIR PRODUCT IS IN COMPLIANCE WITH LOCAL
 CODES AND THE PRODUCT FITS WITH THE SPECIFICATIONS OF
 THE HOUSE AS IT BUILDS. VARIATIONS FROM THE PLAN MAY
 ARISE AND FIELD VERIFICATION IS THE ONLY WAY TO INSURE
 PROPER FIT AND SIZE. SENSIBLE HOME DESIGN IS NOT RESPONSIBLE
 FOR PRODUCTS THAT DO NOT FIT. IF THERE IS A DIMENSIONAL
 DISCREPANCY PLEASE CONTACT BHD AT 513-520-4060 AND A
 CORRECTED COPY OF THE PLANS WILL BE DISTRIBUTED.
 IF AT ANY TIME THERE IS A NOTE OR SYMBOL THAT DOES NOT WORK
 OR CREATES A DISCREPANCY IT IS THE RESPONSIBILITY OF THE
 SUPPLIER OR MANUFACTURER TO RESOLVE THE ISSUE WITH THE
 BUILDER OR BHD.

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



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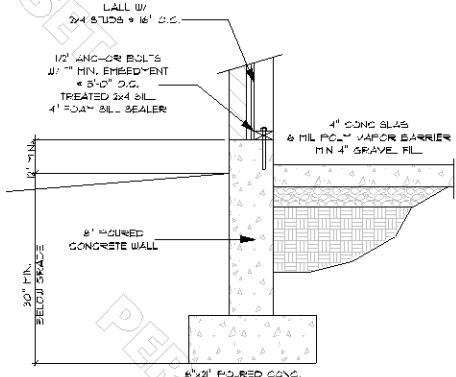
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 01/22/2021

REVISION DATE

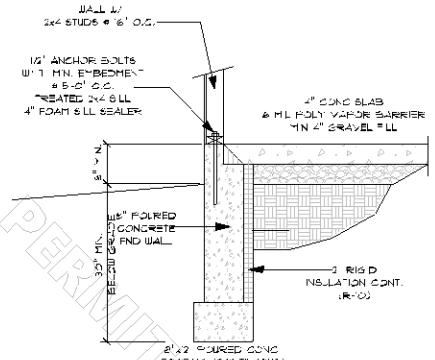
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 FOUNDATION PLAN

FOUNDATION PLAN Wednesday, June 16, 2021 PRINT DATE PLAN SCALE:

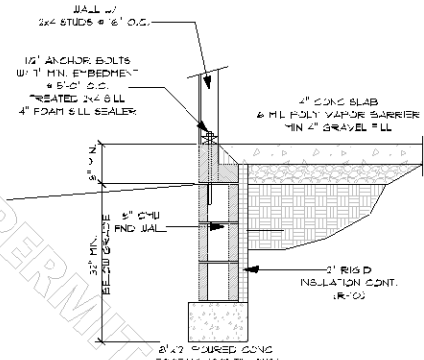
PROJECT #: 20SHD-1079



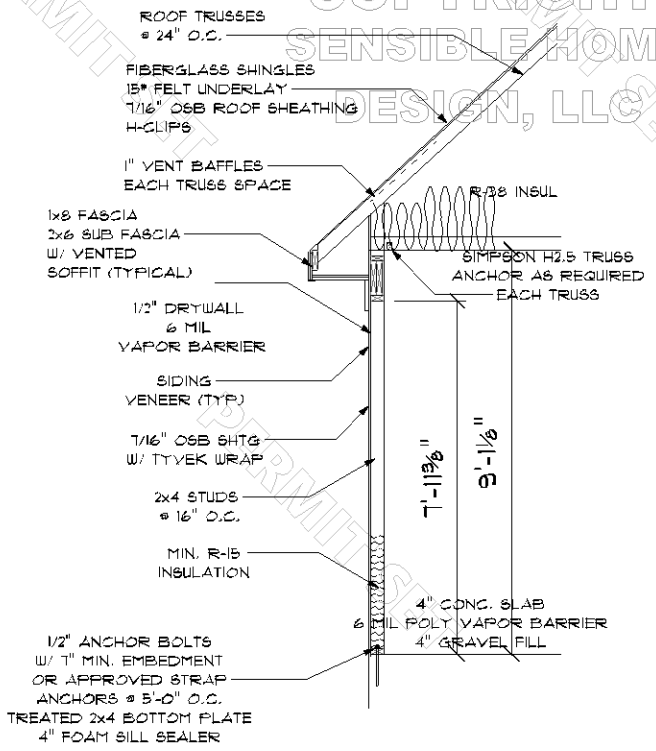
GARAGE WALL SECTION



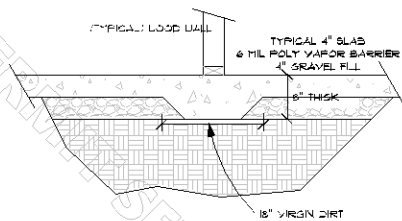
SLAB ON GRADE SECTION (POURED CONC.)



SLAB ON GRADE SECTION OPT. CMU



WALL SECTION



THICKENED SLAB

SS	SS
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OF 10
DETAILS CONT.

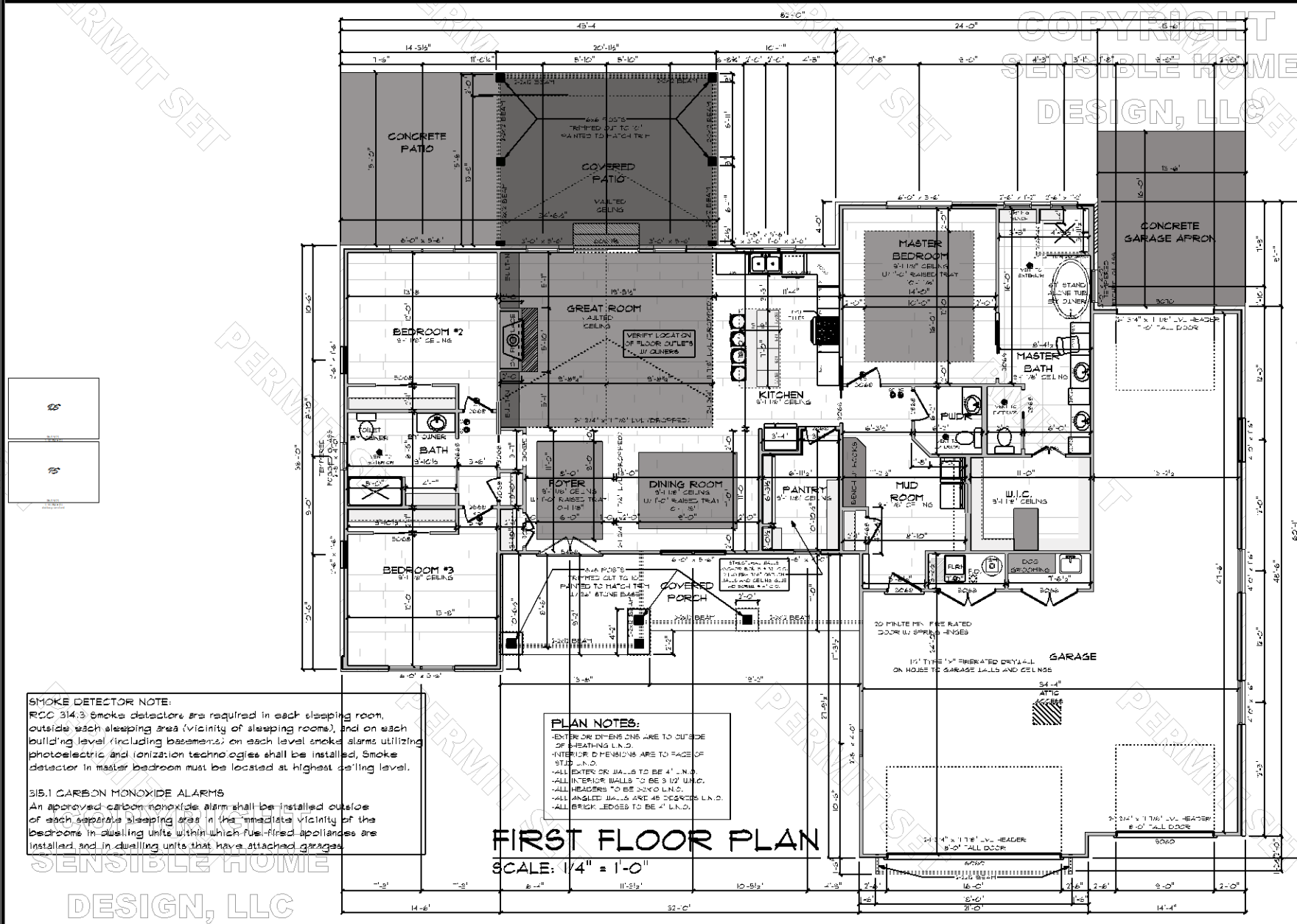
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DETAILS CONT.

SMOKE DETECTOR NOTE:
 RCC 314.3 smoke detectors are required in each sleeping room, outside each sleeping area (vicinity of sleeping room), and on each building level (including basements); on each level smoke alarms utilizing photoelectric and ionization technologies shall be installed. Smoke detector in master bedroom must be located at highest ceiling level.

515.1 CARBON MONOXIDE ALARMS
 An approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed, and in dwelling units that have attached garages.

- PLAN NOTES:**
- EXTERIOR DIMENSIONS ARE TO OUTSIDE OF HEATING L.I.D.
 - INTERIOR DIMENSIONS ARE TO FACE OF STUD L.I.D.
 - ALL EXTERIOR WALLS TO BE 4" L.I.D.
 - ALL INTERIOR WALLS TO BE 3 1/2" L.I.D.
 - ALL HEADERS TO BE 2X10 L.I.D.
 - ALL ANGLED WALLS ARE 45 DEGREES L.I.D.
 - ALL BRICK LEDGES TO BE 4" L.I.D.

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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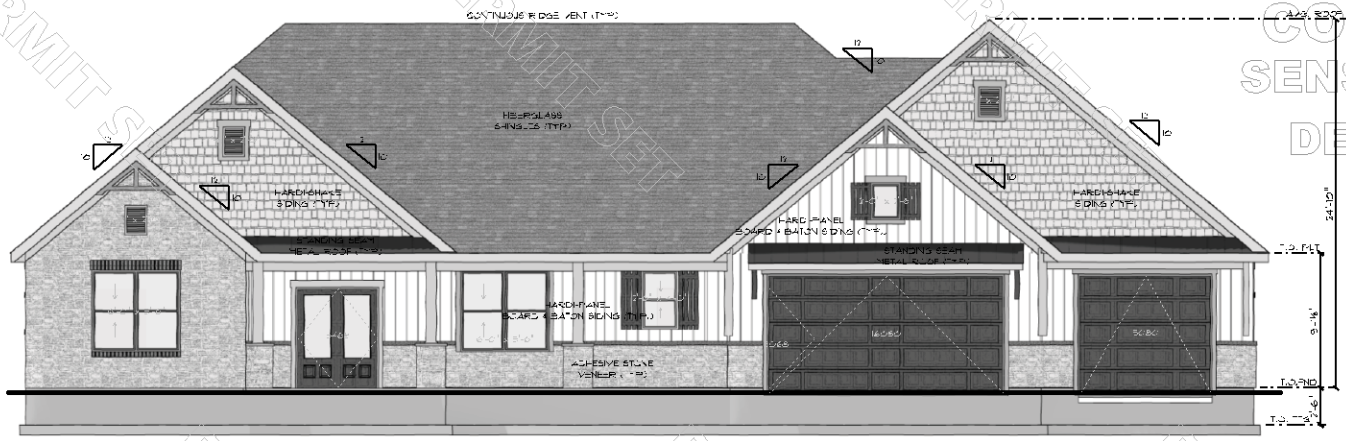
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RON GLOBE
 PROJECT ARCHITECT
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FIRST FLOOR PLAN	

PROJECT #: 206HD-1019



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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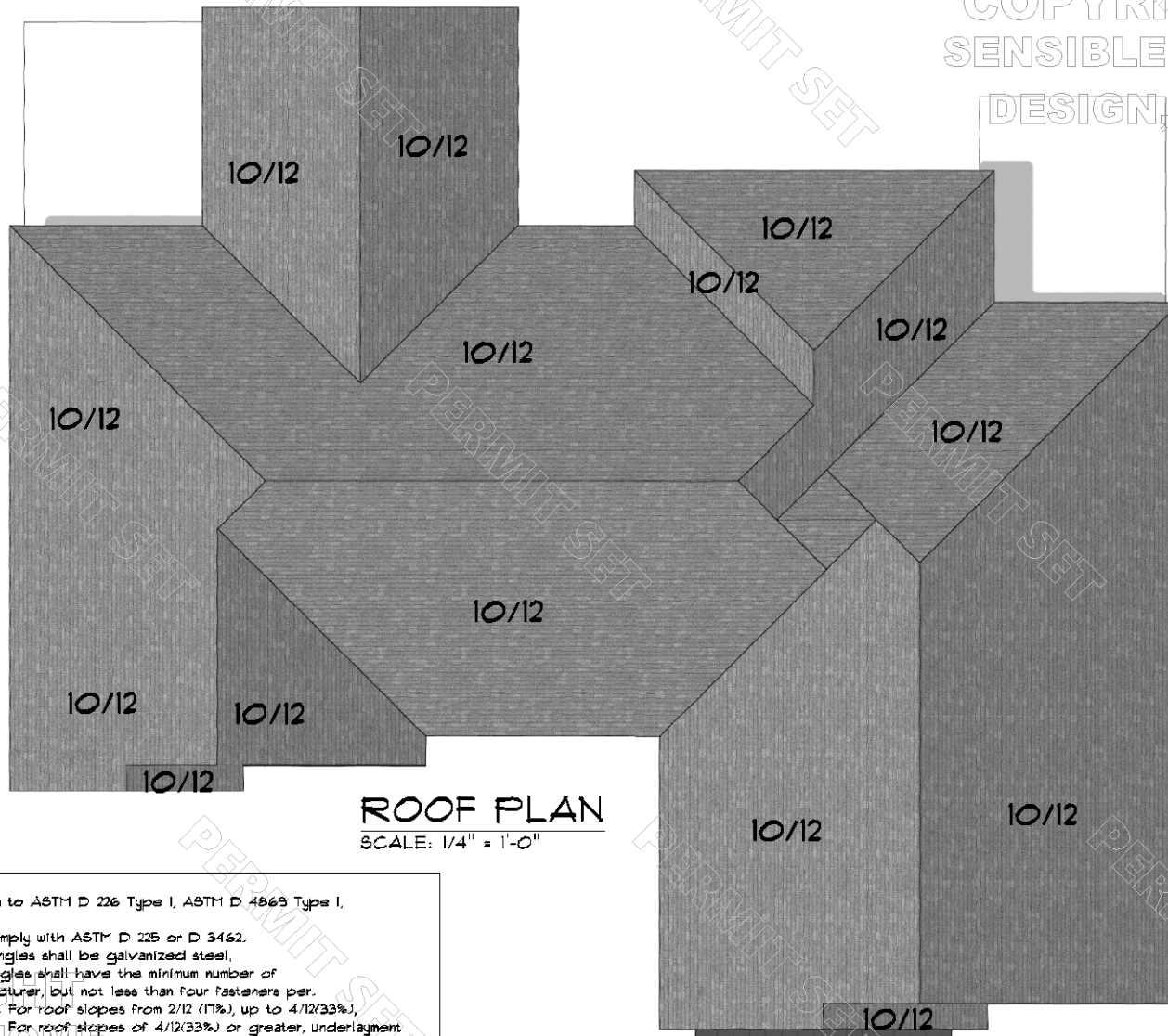
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ELEVATIONS

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ELEVATIONS
PLAN SCALE:

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PROJECT #: 206HD-107B



ROOF PLAN
SCALE: 1/4" = 1'-0"

- ROOF NOTES (RCO 2013)**
- 905.2.3 Underlayment shall conform to ASTM D 226 Type I, ASTM D 4869 Type I, or ASTM D 6757.3
 - 905.2.4 Asphalt shingles shall comply with ASTM D 225 or D 3462.
 - 905.2.5 Fasteners for asphalt shingles shall be galvanized steel.
 - 905.2.6 Attachment: Asphalt shingles shall have the minimum number of fasteners required by the manufacturer, but not less than four fasteners per.
 - 905.2.7 Underlayment application: For roof slopes from 2/12 (17%), up to 4/12(33%), underlayment shall be two layers. For roof slopes of 4/12(33%) or greater, underlayment shall be one layer.
 - 905.2.7.1 Ice barrier: An ice barrier that consists of a self-adhering polymer modified bitumen sheet, shall be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24" inside the exterior wall line of the bldg.

25	25
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OF 10
ROOF PLAN

ROOF PLAN
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PROJECT #: 206HD-1019



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EMAIL: RON.GLOBE@SENSIBLEHOME.COM
PHONE: 614-885-1172

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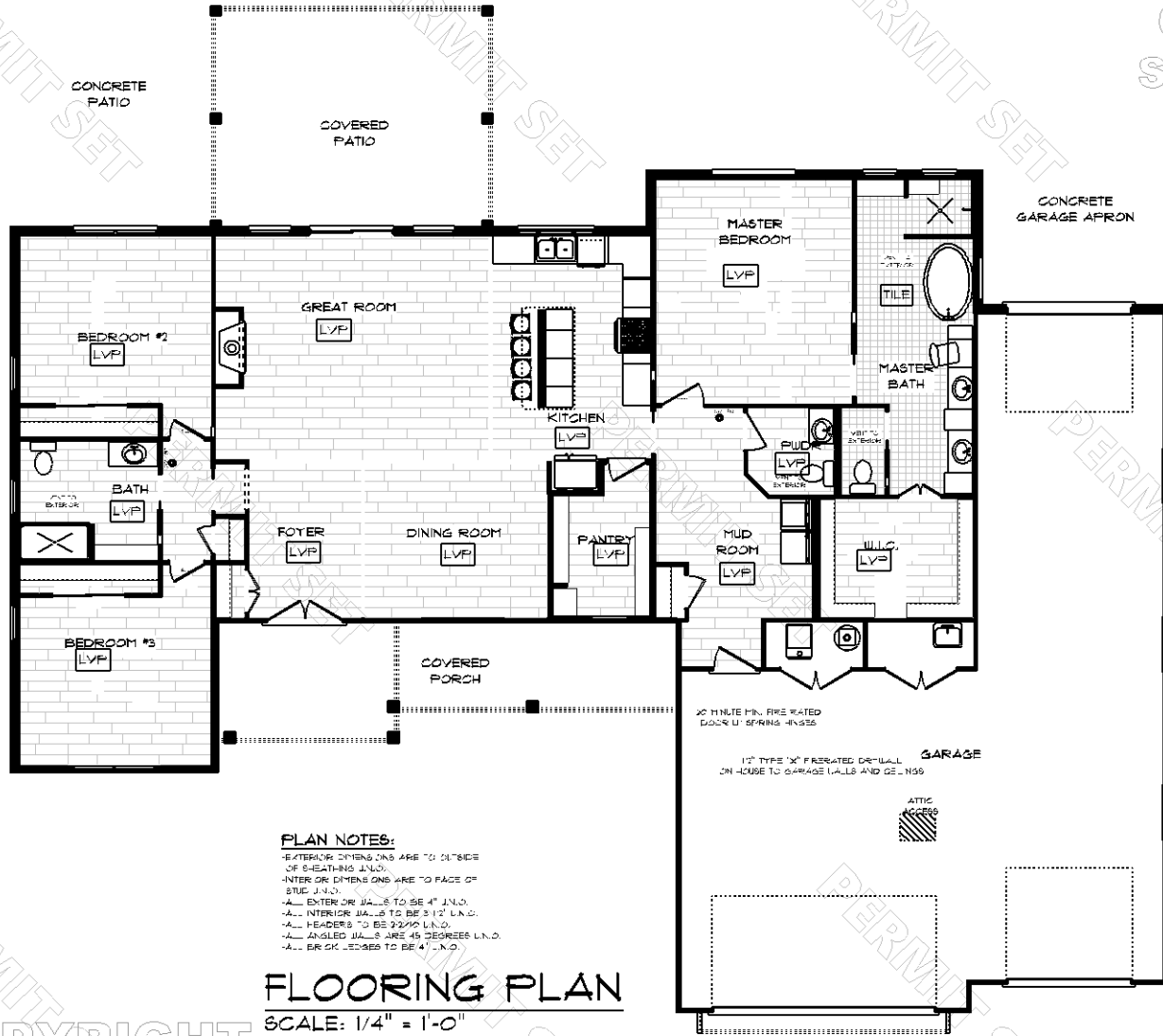
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EXTERIOR ILLUSTRATION

PLAN SCALE:
EXTERIOR ILLUSTRATION
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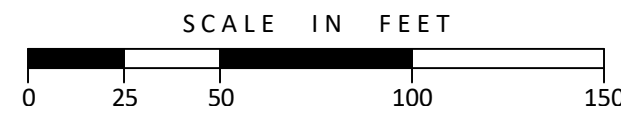
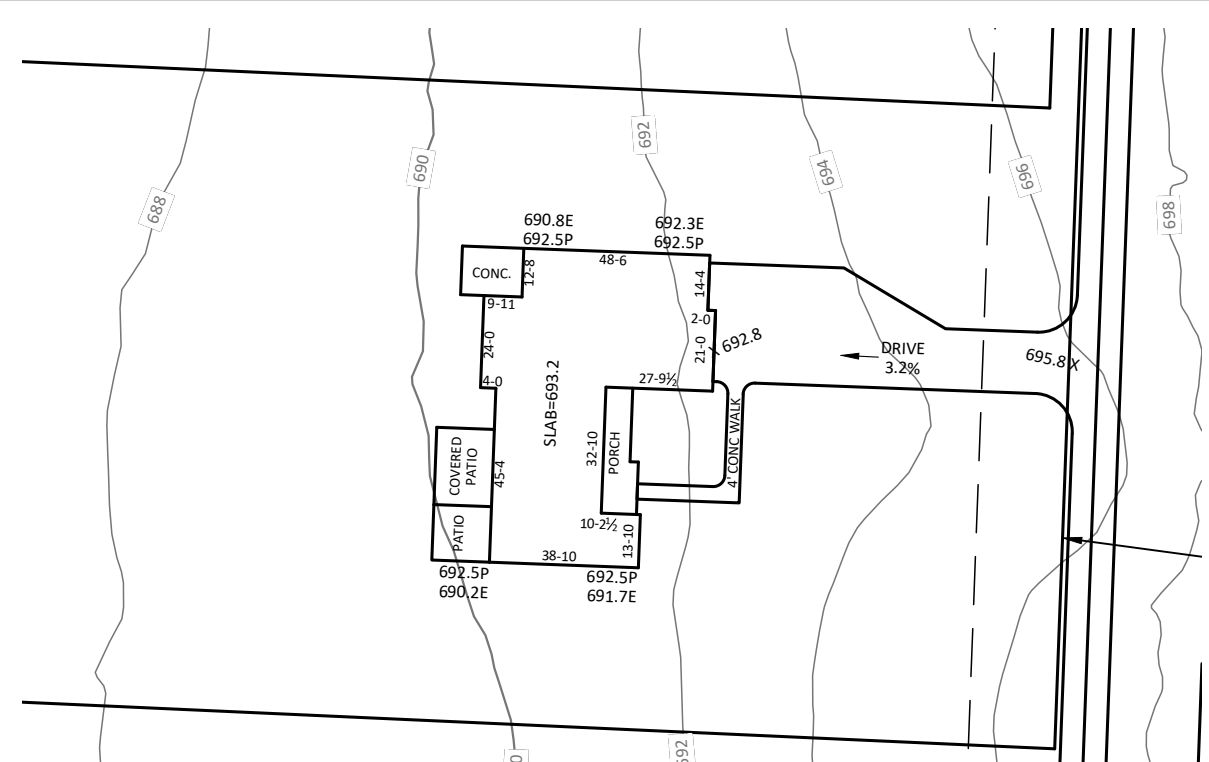
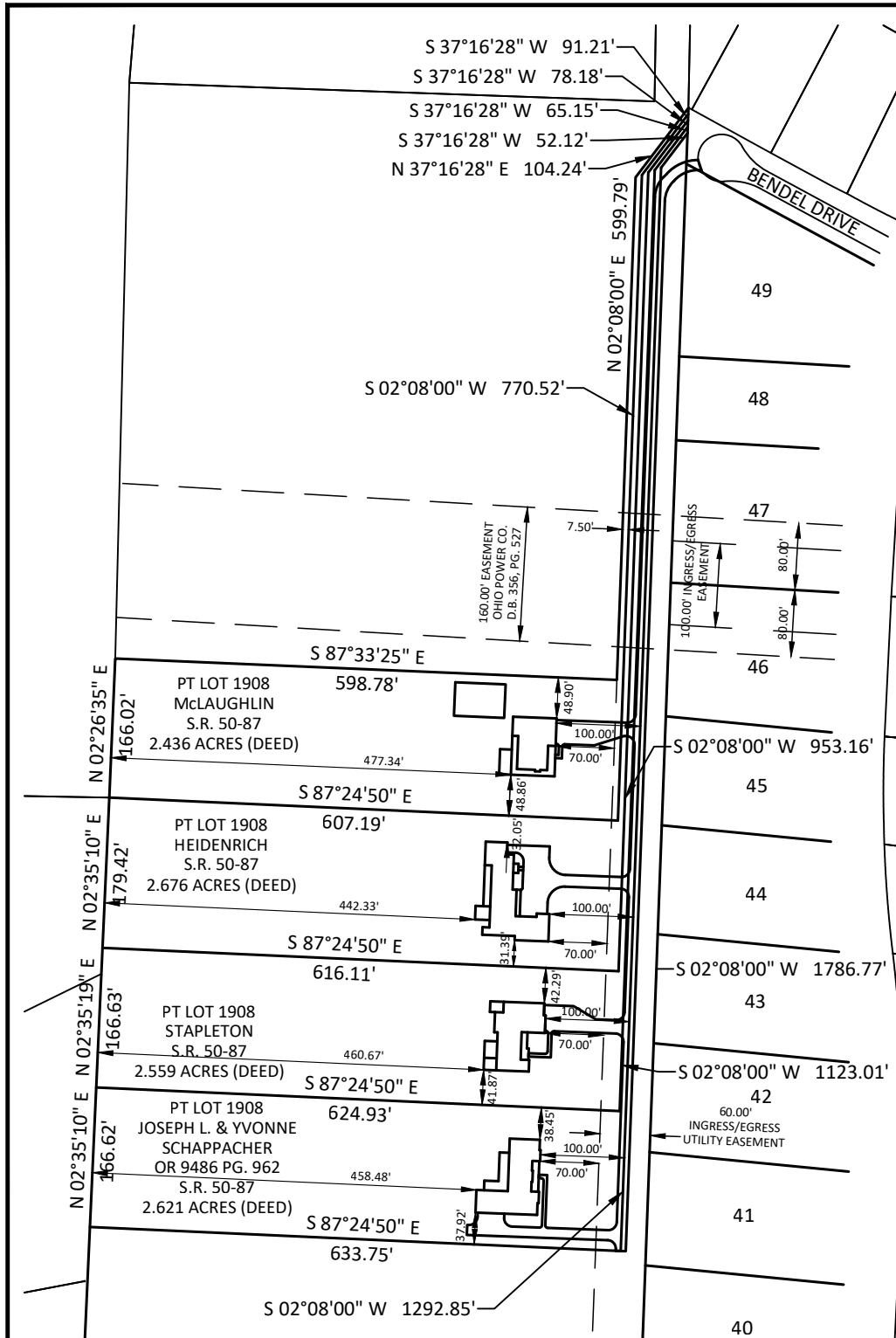
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PAGE
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FLOORING PLAN

PERMIT SET

FLOORING PLAN

PLAN SCALE:



THE BUILDER SHALL CONSULT WITH THE CONVENING AUTHORITY REGARDING THE FINAL ALIGNMENT AND OUTLET METHOD OF THE DOWNSPOUTS.

SANITARY LATERAL LOCATION AND ELEVATION TO BE FIELD VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

THE RECOMMENDED SITING OF THE HOUSE AS SHOWN ON THIS PLAT MAKES NO REPRESENTATION AS TO EXISTING SOIL CONDITION. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED IN ALL MATTERS PERTAINING TO SUB-SURFACE CONDITIONS AND FOUNDATION REQUIREMENTS.



BENDEL DRIVE
C1800013000031
PART LOT 1908
2.559 ACRES
SECTION 30, TOWN 3, RANGE 3
BETWEEN THE MIAMIS
CITY OF MONROE, BUTLER COUNTY, OHIO

Revision	By	Date
SHIFT HOUSE 15' EAST	HAS	02/07/2022

Date	09-16-2021
Scale	AS NOTED
Drawn By	MWP
Proj. Mgr.	MWP
Survey Database	2111701
DWG	2111701-BAS
X-Ref(s)	
Project Number	21117.01
File No.	21117.01
Sheet No.	1 / 1

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Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroehio.org
www.monroehio.org

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid: RES/AG- \$300 COMM- \$500

Staff Initials: AD

Application/Case Number: 20220033

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1203.08 of the Monroe Planning and Zoning Code.
2. There are separate review criteria for an area/dimensional variance (a request to vary any numerical or dimensional requirement in the code) and for a use variance (a request to have a use approved that is not otherwise allowed in the applicable zoning district. The applicant must demonstrate a practical difficulty for an area/dimensional variance or an unnecessary hardship for a use variance.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is \$300 for a residential or agricultural use and \$500 for all other uses, due at the time the application is submitted.

Basic Project and Site Information

Project Address: 1621 Bendel Drive Middletown, OH 45011

County: Butler Warren Total Lot Area:

County Tax Parcel ID: C1800013000031

Project/Development Name:

Existing Zoning District: R2 Single Family

Variance Type: Area/Dimensional Variance Use Variance

Applicant Information

Applicant Name: Stacey Kuhn

Contact Person: Chad Chance

Contact Address: P.O. Box 311 Maineville, OH 45039

Contact Phone Number: 513-292-4362 Contact Fax Number:

Contact E-Mail: Chad@chancecustomhomes.com

Property Owner Name: Phil : Doris Stapleton

The applicant may attach a separate sheet of a paper with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID:

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

Single Family Residential Home

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

Parhandte lot

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- Lot is too narrow Lot is too small Lot is too shallow The soil or subsurface is unique to the lot
 The shape of the lot Building or lot elevation Topography Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

Parhandte lot

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

Parhandte lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

Yes No Please explain your rationale below.

Panhandle lot

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

Yes No Please explain your rationale below.

Panhandle lot

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

No negative impact

Project Address or Tax Parcel ID:

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

Yes No Please explain your rationale below.

Single Family home

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

Yes No Please explain your rationale below.

Single Family home and will impact services, but there will be access to the homes.

11) Explain how the property owner's predicament cannot be feasibly removed through another method other than a variance.

Handmade lot

Project Address or Tax Parcel ID:

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

Yes No Please explain your rationale below.

By going through the process
we are trying to observe the requirements

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

Yes No Please explain your rationale below.

Single Family home

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID:

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: *Stacey Kuhn*

Signature: *Stacey Kuhn*

Date: *1.4.22*

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

Print Name: *PHILLIP STAPLETON*

Davis Stapleton

Signature: *Phillip Stapleton*

Davis Stapleton

Date: *1-4-21*

1-4-21

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

**Submittals shall include 8 copies (minimum of 11" x 17").
Additional copies may be required based on project specifics.**

Digital Submittal Requirements

All document applications shall be submitted in an electronic format compatible (Adobe PDF) with the city's computer systems.

General Information

- Variance Application Form
- Application fee
- Copies of the plans and maps established below at a reasonable scale, as determined by the Development Department, to review the variance request.
- Any additional information determined to be necessary by the Development Department.

Variance Site Plan

- Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
- All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
- A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
- Boundaries and dimensions of all existing and proposed buildings and structures
- All existing and proposed streets, rights-of-way, and related names
- Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)