PIERCE TOWNSHIP ZONING OFFICE

950 LOCUST CORNER ROAD
CINCINNATI, OHIO 45245
513-752-6787

Appeal No. C-3-2013

Appeal From Decision of Zoning Inspector
Or
Request for a Variance

Appeal and $250.00 fee filed
with Township Zoning Inspector
on _____

NOTICE: This appeal must be typewritten or printed and must be filed within thirty (30) day of the date of the decision being appealed.

TO THE PIERCE TOWNSHIP BOARD OF ZONING APPEALS

1. ALAN ARKUS
Name

3746 WHITE CHAPEL CT. (513) 226-2183
Address Phone number

Hereby requests the Board of Zoning Appeals to authorize issuance of a Zoning Certificate for:

_____

_____

_____

_____

_____

or grant a variance on the property described herein.

Attached hereto is a copy of the decision rendered by the Zoning Inspector.

2. Applicant is OWNER
Capacity in which you appear

of the property which is the subject of this appeal. Such property is located on the EAST side of WHITE CHAPEL CT. and is
North, South, East, West — Street or Road

known as No. 3746. State name of plot and lot number therein or amount of acreage, Section, Town, and Range number thereof:

LOT 165, TWIGGS CORNER, SECTION 5 - BLOCK A, M.S. Nos. 1671, 1672, 1673
PIERCE TWP

3. State the section or sections of the Zoning Resolution under which it is claimed this application or appeal may be granted: 205(B)(3)

4. State fully the facts on which this application or appeal is based. (Attach additional sheets if necessary.) IT IS PROPOSED TO EXPAND THE GARAGE TO ADD A 3RD BAY (21 FT. X 13 FT.), WHICH WILL REDUCE THE SETBACK FROM 50 FT. TO 42 FT. IT IS ALSO PROPOSED TO EXPAND THE FRONT PORCH, WHICH WILL REDUCE THE SET BACK FROM 50 FT. TO 44 FT.

5. Give names and addresses of the owners of all abutting lots or property as well as those on the other side of the street, or streets, immediately opposite said property: DEWAYNE & TAMI BROUGHTON 3745 WHITE CHAPEL CT., PETER KAUFFMAN 3744 WHITE CHAPEL CT., ROBERT & DOLORES ROLFES 1132 TWIG LN., THOMAS & SUE MILLER 1136 TWIG LN., GLENN & LORRAINE GATES 3745 WILLOW WAY CT.

6. Is there any case pending in court or summons involving the use of the premises or the ownership thereof? Yes____ No ✓ If yes, explain:

_____

_____

7. Are there any restrictive covenants, any restrictions of record by deed or otherwise which would prevent the proposed use of the premises?

Yes ____ No ✓ If so, what are they? _____

_____

8. Is there any petition pending to change the zoning regulations affecting these premises? Yes ____ No ✓ If yes, please indicate the nature of the proposed change. _____

_____

_____

9. Has any previous application or appeal been filed in connection with these premises? Yes ____ No ✓ If yes, when? _____

10. Attach a plot layout, drawn to scale, showing the actual shape and dimension of the lot, of the building and accessory building(s) existing and the lines within which the proposed building shall be erected or altered.

I hereby depose and say that all the above statements and the statements contained in all exhibits transmitted herewith are true.

_____
Appellant

Subscribed and sworn to before me this 9 day of July, ~~2000.~~ 2013

My commission expires Oct. 14, ~~2000.~~ 2013

_____
Notary Public

Pierce Township
Application for Zoning Permit Certificate
Phone: 513-947-2000
Fax: 513-752-8963
www.piercetownship.org

Application No. _____

Applicant Name: ALAN ARKUS Date: 7-7-13

Address: 3746 WHITE CHAPEL CT. Phone: 513-226-2183

Email: ALAN_ARKUS@YAHOO.COM

Parcel Address: 3746 WHITE CHAPEL CT, Parcel No. LOT 165

Parcel Owner Name (if different than applicant): SAME

Parcel Owner Address (if different than applicant): SAME

Current Zoning District: _____ Current Use (if any): RESIDENCE

Type of Work (check applicable box): New Construction _____ Remodel/Expansion: ✓ Fence: _____

Signage: _____ Change of Use: _____ Accessory Structure (detached garage, shed, etc..): _____ Other: _____

Architect/Engineer: SELF.

General Description of Work: ADD 3RD GARAGE BAY AND EXTEND FRONT PORCH.

---

1. Size of Building/Sign/Etc.: Total Sq. Ft.: 600 Length: 60 ft. Width: 8 TO 13 ft. Height: 10 ft.
2. Approx. Cost of Work: $ 20,000 3. Lot Size: 1/2 ACRE sq. ft./acres
4. Setbacks from Property Lines: Front: 42 ft. Rear: 66 ft. Side: 15 ft.
5. For Sign Applicants: A. Sign Type: N/A
   (e.g. ground mounted, pole mounted, wall mounted, etc.)

   B. Size of Text/Graphics (within sign area): Total Sq. Ft.: _____ Length: _____ft. Width: _____ft

   C. Type of illumination (if any): _____
6. For Change of Use Applicants: A. Proposed new use: _____

   B. No. of Employees: _____ C. No. of Office/Apartment Units: _____ **(Please complete back page)**

7. Acknowledgement: It is the responsibility of the applicant to review the property deed for covenants, easements, and/or other restrictions that may inhibit the issuance of a zoning permit certificate or violate a subdivision regulation. Pierce Township does not administer or enforce private agreements. Consequently, violators of deed covenants or other restrictions are liable for potential legal actions from private owners, home owners associations and/or other vested parties.

8. Applications for Zoning Permit Certificates must include applicable documentation which may include one or more of the following:

   a. A plat of the lot to be developed with dimensions, lot and parcel number, with evidence that the lot has been surveyed.

   b. A site plan drawn to scale showing the location and dimensions of proposed and existing buildings, driveways, parking areas, landscaping, signage, topography and/or other public or private features necessary to demonstrate compliance with the Zoning Resolution.

   c. Photographs, drawings, renderings, product specifications, material data sheets, informational brochures and/or similar information that helps to demonstrate compliance with the Zoning Resolution.

9. Please contact Zoning Department staff with any questions or concerns using the contact information listed on the front page of this application. The Pierce Township Zoning Resolutions, Zoning Map and Permit Fee schedule can be found online at: www.piercetownship.org (Go to Zoning Department page for links to the Resolution, Map and Fee Schedule).

I hereby state that the above information, together with all submitted materials, is a true statement and covenant and agree to comply with the laws of the State of Ohio and with Pierce Township Zoning Resolution relating thereto.

Applicant Signature: _____

Date: 7-7-2013

(FOR TOWNSHIP USE ONLY)

Fee Amount Paid: $_____ Date: _____

After application review, a Zoning Permit Certificate is hereby: APPROVED DENIED OTHER

Comments/Conditions of Approval:

DOES NOT MEET MINIMUM SETBACK REQUIREMENTS OF TABLE 6.05-1.

Reviewed by: _____ Date: 7/16/13