



## CITY OF SPRINGDALE - BUILDING DEPARTMENT

11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246

PHONE: 513-346-5730 FAX: 513-346-5747

WEBSITE: [www.springdale.org/building-department.aspx](http://www.springdale.org/building-department.aspx)

EMAIL: [Building@Springdale.org](mailto:Building@Springdale.org)

Application Number

### PLANNING/ZONING APPLICATION

**Project Name:** Front Porch Cover **Area of Development:** 0.289 Acres  
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

**Project Location:** 715 Allen Avenue 45246  
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

**Applicant:** River City Remodeling 513-462-2974  
(Name) (Daytime Phone Number)

200 Security Drive Fairfield, Ohio, 45014 taylorharris.rcr@gmail.com  
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

**APPLICATION FOR:** (Pick 1) Please review the applicable Sections of the Zoning Code listed below and the Zoning Map provided online at:  
<https://www.springdale.org/building-department.aspx>

☐ **Major Project:**

Application process requires a **Public Hearing and a Review/Recommendation by Planning Commission; AND a Public Hearing and a Decision by City Council.**  
Include [Major Projects Submission Requirements](#) Document with this Application

*Project Types include the following: (Pick 1 Below)*

☐ **Minor Project:**

Application process requires a **Meeting and a Decision by Planning Commission.**  
Include [Minor Project Submission Requirements](#) Document with this Application

*Project Types include the following: (Pick 1 Below)*

☒ **BZA Hearing:**

Application process requires a **Public Hearing and a Decision by the Board of Zoning Appeals.**  
Include [BZA Submission Requirements](#) document  
*Project Types: (Pick 1 Below)*

☐ **Zoning Text or Map Amendments**

Describe Zone Change and Total (Net) Acres Below  
Section 153.202

☐ **Concept Plan** (Hearing by PC/ No Decision)

☐ **Development Plan** Section 153.203

☐ **Conditional Use Permits** Section 153.204

☐ **Determination of Similar Uses** Sec 153.205

☒ **Variance** Section 153.206

**Planned Unit Development (PUD):**

☐ **Preliminary Development Plan** Sec 153.255(F)(1)

☐ **Major Modification** Section 153.255 (H)(1)

**Planned Unit Development (PUD):**

☐ **Final Development Plan** Section 153.255(F)(5)

☐ **Minor Modification** Section 153.255 (H)(2)

☐ **Appeal** Section 153.208

**Transition Overlay District (T-District):**

☐ **Preliminary Development Plan** Sec 153.256(F)(1)

☐ **Major Modification** Section 153.256 (G)(1)

**Transition Overlay District (T-District):**

☐ **Final Development Plan** Sect. 153.256 (F)(5)

☐ **Minor Modification** Section 153.256 (G)(2)

☐ **Route 4 Corridor Review District Plan**

All new exterior work on properties in the Rt 4 Corridor required to be Approved. Sec 153.257(I)

**BRIEFLY DESCRIBE PROJECT:** Build new 8'-6"x21' front porch cover on existing concrete front porch.  
(Provide Existing and Proposed Zoning for this Property)

The existing house is currently 37'-6" away from the front property line. The existing concrete slab is currently 30' away from the front property line. We are requesting a variance of 6' making the distance 29' from the front cover to the property line.

The undersigned Property Owner and/or the Applicant (acting as an Agent for the Property Owner), do hereby covenant and agree to comply with all the laws of the State of Ohio, Hamilton County and the ordinances of the City of Springdale pertaining to land usage, buildings and site development.

(12/16/2020)

(Signature of Owner/Agent)

(Print Name)

(Date)

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Application Number

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(Please provide a common name to describe this project)

**Total Area/Development:** 0.289 Acres(Provide a list of All Parcels associated with Project)**Project Location:** 715 Allen Avenue

(Street No.) (Street Name)

(Springdale, Ohio)

45246

(Zip Code)

**Area of this Parcel:** 0.289 Acres

(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

**Parcel ID:** 0 5 9 9 0 0 5 2 0 0 7 1**Property Owner:** Lacey Campbell and Elizabeth Rapp

(Name From Auditor's Website)

513-713-3181

(Daytime Phone Number)

715 Allen Avenue Cincinnati, Ohio, 45246

(Mailing Address: Street No; Street Name, City, State, Zip)

lizandlaceycampbell@gmail.com

(E-mail Address)

**Note: Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.****OWNER'S AFFIDAVIT**

STATE OF OHIO, COUNTY OF HAMILTON

I (we) Elizabeth Campbell (formerly Rapp), hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.



**TYLER REAMY**  
Notary Public, State of Ohio  
My Commission Expires 09-12-2026

Subscribed and sworn to before

me this 1<sup>st</sup> day of October, 2023

Tyler Reamy  
Notary Public

Signature

715 Allen Ave

Mailing Address

Cincinnati, OH 45246

City and State

513-330-1640

Phone



**CITY OF SPRINGDALE - BUILDING DEPARTMENT**

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Application Number

**PLANNING/ZONING APPLICATION**

**Project Name:** Front Porch Cover **Total Area/Development:** 0.289 Acres  
(Please provide a common name to describe this project) (Provide a list of All Parcels associated with Project)

**Project Location:** 715 Allen Avenue 45246  
(Street No.) (Street Name) (Springdale, Ohio) (Zip Code)

**Area of this Parcel:** 0.289 Acres **Parcel ID:** 059900520071  
(From Auditor's Website; Use additional sheets for all associated Parcel Numbers)

**Property Owner:** Lacey Campbell and Elizabeth Rapp 513-713-3181  
(Name From Auditor's Website) (Daytime Phone Number)

715 Allen Avenue Cincinnati, Ohio, 45246 lizandlaceycampbell@gmail.com  
(Mailing Address: Street No; Street Name, City, State, Zip) (E-mail Address)

**Note:** Please provide One Affidavit for Each Different Parcel Owner Associated with this Project.

**OWNER'S AFFIDAVIT**

STATE OF OHIO, COUNTY OF HAMILTON

I (we) Lacey Campbell, hereby certify that we are the owners of the real estate listed above which is the subject of this application; that we hereby consent to the Planning Commission of the City of Springdale acting on my/our application for the subject real estate. We understand that our application will be considered and processed in accordance with the regulations as set forth by the City of Springdale Building Department and Zoning Code; that we agree to accept, fulfill and abide by those regulations and all stipulations and conditions attached to the property by the Planning Commission of the City of Springdale. The statements and attached exhibits provided are in all respects true and correct to the best of my/our knowledge and belief.

Further, I understand that I am responsible for the review costs incurred by the City as described more specifically in Section 1.2 of the Checklist associated with this Application. I also understand that failure to pay such fees within 30 days of invoice shall halt all processing and review of the site development plans or shall cause suspension of all development activities on the site and shall possibly result in a municipal lien being placed against the property to recover the expenses.



**TYLER REAMY**  
 Notary Public, State of Ohio  
 My Commission Expires 09-12-2024

Lacey Campbell  
 Signature

715 Allen Ave  
 Mailing Address

Cincinnati, OH 45246  
 City and State

513-713-3181  
 Phone

Subscribed and sworn to before

me this 1st day of October, 2023

Tyler Reamy  
 Notary Public

**APPLICATION FOR  
ZONING VARIANCE or ADMINISTRATIVE APPEAL  
CITY OF SPRINGDALE BUILDING DEPARTMENT  
11700 SPRINGFIELD PIKE SPRINGDALE, OHIO 45246  
TELEPHONE: (513) 346-5730**

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**1.) Please describe in detail your request for a Variance or Appeal.**

We are requesting a 6' variance to install a new 8'-6"x21' front porch cover on the existing concrete porch. The existing house is currently 37'-6" away from the front lot line and the existing concrete slab is currently 30' away from the front lot line. We would not be building any further than a 1' overhang over the existing concrete porch.

**2.) FOR AN ADMINISTRATIVE APPEAL ONLY, Please indicate how you believe the Building Department or the Springdale Planning Commission erred in interpreting or applying the Zoning Code with respect to your application.  
(If this Application is for a VARIANCE, please mark this question Not Applicable.)**

(attach additional pages as necessary)



## DESCRIPTION OF REQUEST AND REASONS FOR VARIANCE

THE FOLLOWING ITEMS ARE REVIEWED BY THE BOARD AND ARE KEY TO SECURING A VARIANCE. ALL SECTIONS MUST BE ANSWERED FULLY AND COMPLETELY AND LEGIBLY WRITTEN OR TYPED (Attach additional pages if necessary).

1. Explain in detail what unusual characteristics about your property that make it impractical to comply with the Zoning Code requirements (i.e. topography or slope, narrow lot, irregular shaped lot, vegetation, location of existing structures, etc.).

The existing house sits at 37'-6" away from the front property line. Due to the existing house sitting 2-6" away from the 35' setback, it is impossible to build anything adequate on the front of the house.

2. Please explain in detail how you would be deprived from using your property in a manner currently enjoyed by your neighbors, if your variance request were denied.

There are several properties adjacent to 715 Allen Avenue that sit closer to their front property lines that currently have either a metal awning or permanent front porch cover. The property of 716 Allen Avenue has a metal awning that sits 22.2' away from their front property line. The property of 718 Allen Avenue has a permanent front porch cover built into the house that is 21.5' away from the front property line. In addition, the property of 709 Allen Avenue has a metal awning currently on their house and is 29' away from the front lot line. This is the property directly to the left of 715 Allen Avenue.

3. Did you purchase the property with knowledge of the zoning restriction? If no, were you aware that zoning requirements existed in Springdale? If no, please explain.

Due to the neighboring properties having existing front porch covers when the homeowners of 715 Allen Avenue moved in, there was no prior knowledge of any zoning restrictions.

4. Are there ways in which you could use the property as desired and comply with the Zoning Code? Please explain.

The existing house currently has no front cover aside from the small awning covering the front door. There is no way to cover the front porch without getting a variance for this property.

(attach additional pages as necessary)

# City of Springdale



## Building Department

(513) 346-5730

11700 Springfield Pike  
Springdale, Ohio 45246

Fax (513) 346-5747

July 27, 2023

CAMPBELL LACEY D & ELIZABETH J RAPP  
715 ALLEN AVE  
CINCINNATI, OH 45246

RIVER CITY REMODELING  
200 SECURITY DR  
FAIRFIELD, OH 45014

RE: Application 20230447     New Front Porch  
715 ALLEN AVE

The City of Springdale appreciates your development activity within the City. We have received your Application and Construction documents. Your Construction Documents have been reviewed but cannot be approved due to the following items:

1. The Site Plan indicates that the new structure is located 30 feet from the front property line. The Zoning Code requires the structure to be 35 feet from the property line. Please verify the actual location of the property line on the site plan and the actual distance to the new structure. **7/27/23 This item was not adequately addressed. Based off measurements from the CAGIS maps, this new structure appears to be only 30 feet from the front property line. Please provide a Site Plan prepared by a Surveyor verifying the 39 feet setback as documented on the site plan submitted.**
2. Please clarify the proposed beam detail for this project. Will the beam be a double beam or single beam? The drawings submitted are not clear. What is the beam material and dimensions? **7/27/23 This item was adequately addressed.**
3. Please clarify the proposed foundation for the new structure. The Construction Documents indicate a new 30" deep pier footing. The application indicates utilizing the existing foundation. The RCO requires a 30" deep foundation.). **7/27/23 This item was adequately addressed. The existing foundation will need to be field inspected for the depth indicated as there does not appear to be an inspection record of this existing foundation.**

Please revise your drawing submittal by providing new information. If the Construction Documents are not revised within thirty days, the Application may be cancelled. You may request an appeal of this code requirement. Please see the Board of Zoning Appeal (BZA) information on our website at: <https://www.springdale.org/board-of-zoning-appeals.aspx>.

Please contact me if you have any questions.

Sincerely,

Carl Lamping  
Building Official





Park Av

Allen Av

Cloverdale Av

725

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703

695

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696

690

729

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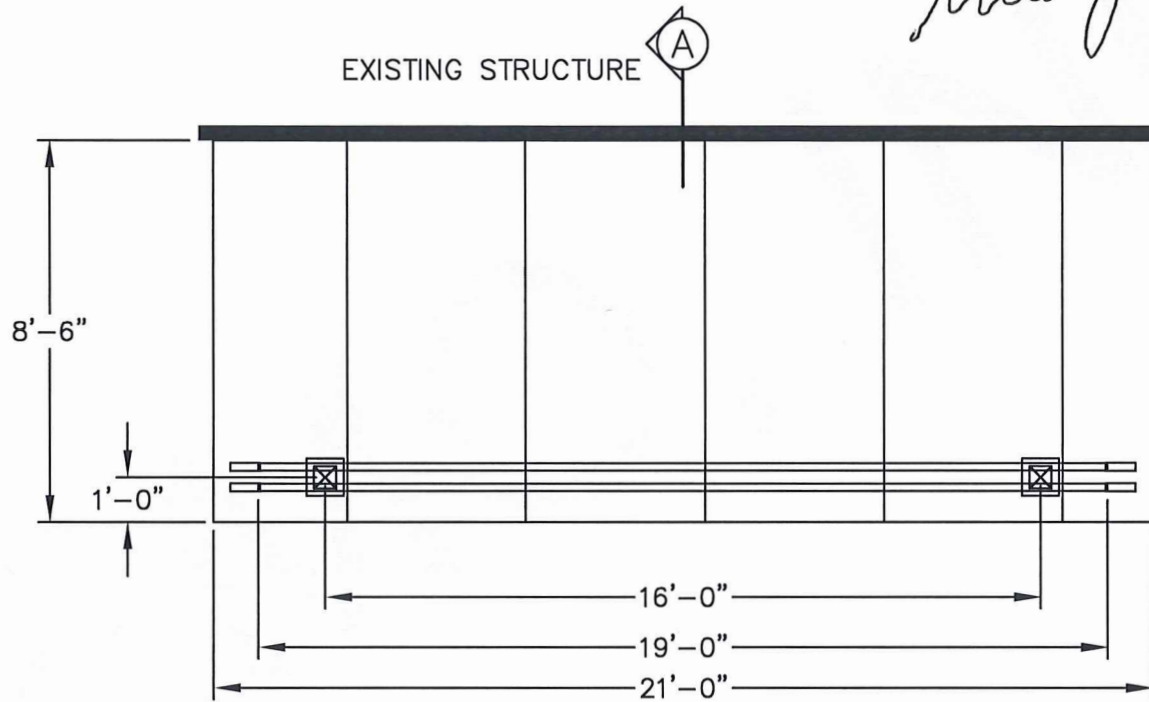
712

708



[illegible]

Today's Date: JUN 14, 2023



FRAME COLOR: WHITE  
HEIGHTS: 8'-7" / 8'-0"  
POST STYLE: FLORENTINE

STATE OF OHIO  
LUAY S. ESHO  
E-72839  
REGISTERED PROFESSIONAL ENGINEER  
JUN 14 2023



JOB NAME: CAMPBELL, LIZ & LACEY  
715 ALLEN AVE  
CINCINNATI, OH 45246

PART NUMBER:  
PAWH-ACLP9X21-23W1003

DESCRIPTION: 9X21 FLORENTINE PAVILION

20400 HALL RD.  
CLINTON TWP., MI 48038

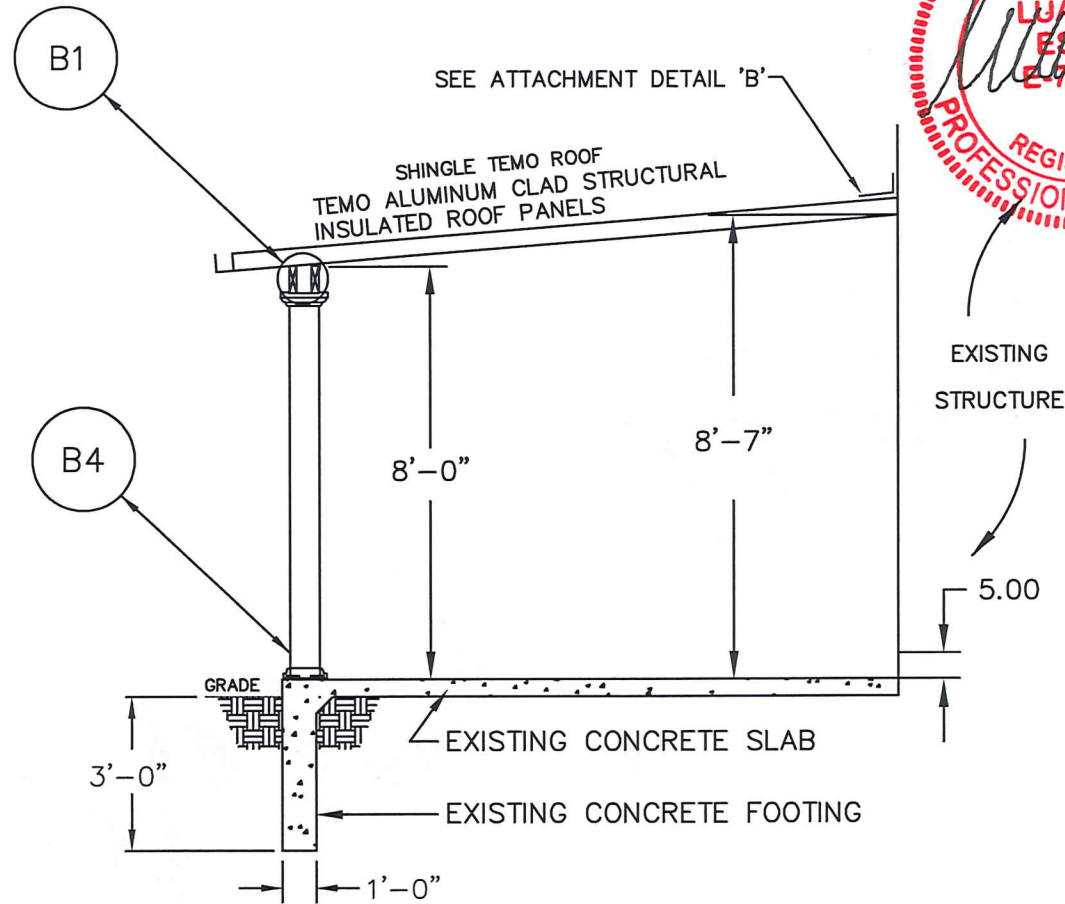
DRAWN BY:  
PHIL TARAVELLA

DATE:  
04/13/23

APPROVED BY  
DATE:

FILE NAME: 23W1003  
SHEET: 3

LUAY ESHO P.E.  
20400 HALL RD.  
CLINTON TWP. MI. 48038  
PH: (800) 344-8366  
PROFESSIONAL ENGINEER  
OH Lic. #E-72839



ROOF PANELS: 4 1/4", 0.032, 2#, ROOF LOAD: 20 P.S.F.



JOB NAME: CAMPBELL, LIZ & LACEY  
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PHIL TARAVELLA

APPROVED BY

FILE NAME: 23W1003

SHEET: 2

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CLINTON TWP. MI, 48038  
PH: (800) 344-8366  
PROFESSIONAL ENGINEER  
OH Lic. #E-72839

DATE: 04/13/23

DATE:

SCALE:

DEALER:  
RIVRCITY

REV: A

SIZE:

PRODUCT:



## CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: **20230728**

Property Address: **715 Allen Av**

**(RSH-Low Density)**

Date of Meeting: **October 24, 2023**

Requested Variance: **River City Remodeling for the Property Owner at 715 Allen Av, is requesting a variance to construct a new front porch roof cover 29 feet from the property line in the front yard in violation of 153.252 Table 252-2; where the front yard setback is 35 feet from the property line.**

[Extracted from Zoning Code Section 153.206(B) Review Factors]

CRITERIA	STAFF COMMENT	NOTES
Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness, or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.	We do NOT believe any special conditions or circumstances exist in regards to this property.	
Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.	We believe the property WILL yield a reasonable return without the variance.	
Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.	We believe this request for a Variance is NOT substantial.	
Whether the essential character of the neighborhood would be substantially altered or whether adjacent properties would suffer substantial detriment as a result of the variance.	We believe the essential character of the neighborhood WOULD NOT be substantially altered; as there are several properties adjacent to 715 Allen Avenue that sit closer to their front property lines that currently have either a metal awning or permanent front porch cover.	
Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pick-up.	We believe the variance would NOT adversely affect the delivery of governmental services.	

## CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: **20230728**

Property Address: **715 Allen Av**

**(RSH-Low Density)**

Date of Meeting: **October 24, 2023**

Requested Variance: **River City Remodeling for the Property Owner at 715 Allen Av, is requesting a variance to construct a new front porch roof cover 29 feet from the property line in the front yard in violation of 153.252 Table 252-2; where the front yard setback is 35 feet from the property line.**

CRITERIA	STAFF COMMENT	NOTES
Whether special conditions or circumstances exist as a result of actions of the owner.	No special circumstances are observed.	
Whether the property owner's predicament can feasibly be obviated through some method other than a variance.	No other methods are apparent	
Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance.	The spirit and intent behind the code requirements <b>WOULD NOT</b> be observed by granting a variance.	
Whether the granting of the variance requested will confer on the owner any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.	We believe that granting this variance requested <b>WOULD</b> confer a special privilege that is denied by this regulation to other lands, structures, or buildings in the same district	
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.		