



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
EMAIL: Building@Springdale.org

Application Number

PLANNING/ZONING APPLICATION

Project Name: O'Bryan Ramp Area of Development: .287 Acres
Project Location: 719 Cloverdale Ave Springdale, OH 45246
Applicant: Ryan Hagen 517-278-9015
338 Bidwell Rd Coldwater, MI 49036 r.hagen@rampitusa.com

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

Grid of application options: Major Project, Minor Project, BZA Hearing, Zoning Text or Map Amendments, Variance, Appeal, Planned Unit Development, Transition Overlay District, Route 4 Corridor Review District Plan.

BRIEFLY DESCRIBE PROJECT: Leave a installed wheelchair ramp in it's current location. The ramp is over the setback but do to a large tree and elevation by the driveway, there is no other option for this veteran.

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.

Signatures and dates: Ryan Hagen (Signature of Owner/Agent), Ryan Hagen (Print Name), 3/3/20 (Date)



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Application Number

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Project Name: O'Bryan Ramp Total Area/Development: Acres

Project Location: 719 Cloverdale Ave Springdale, OH 45246

Area of this Parcel: Acres Parcel ID: 059900520147

Property Owner: Ervin O'Bryan 513-615-1090

719 Cloverdale Ave Mailing Address: Street No; Street Name, City, State, Zip

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) Behinda Lloyd hereby certify that we are the owners of the real estate listed above which is the subject of this application...

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.

Behinda Lloyd Signature

719 Cloverdale AVE. Mailing Address

Ciwn, Ohio City and State

513-615-1090 Phone

Subscribed and sworn to before

me this 3rd day of March, 2022

Notary Public signature

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

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

Leave an installed aluminum wheelchair ramp in it's current location. The ramp is over the setback but do to a large tree and elevation by the driveway, there is no other option for this Veteran.

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.).

Large tree and yard slope gives us no landing option for the ramp.

Pictures attached

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.

The veteran would not be able to get in and out of the home safely.

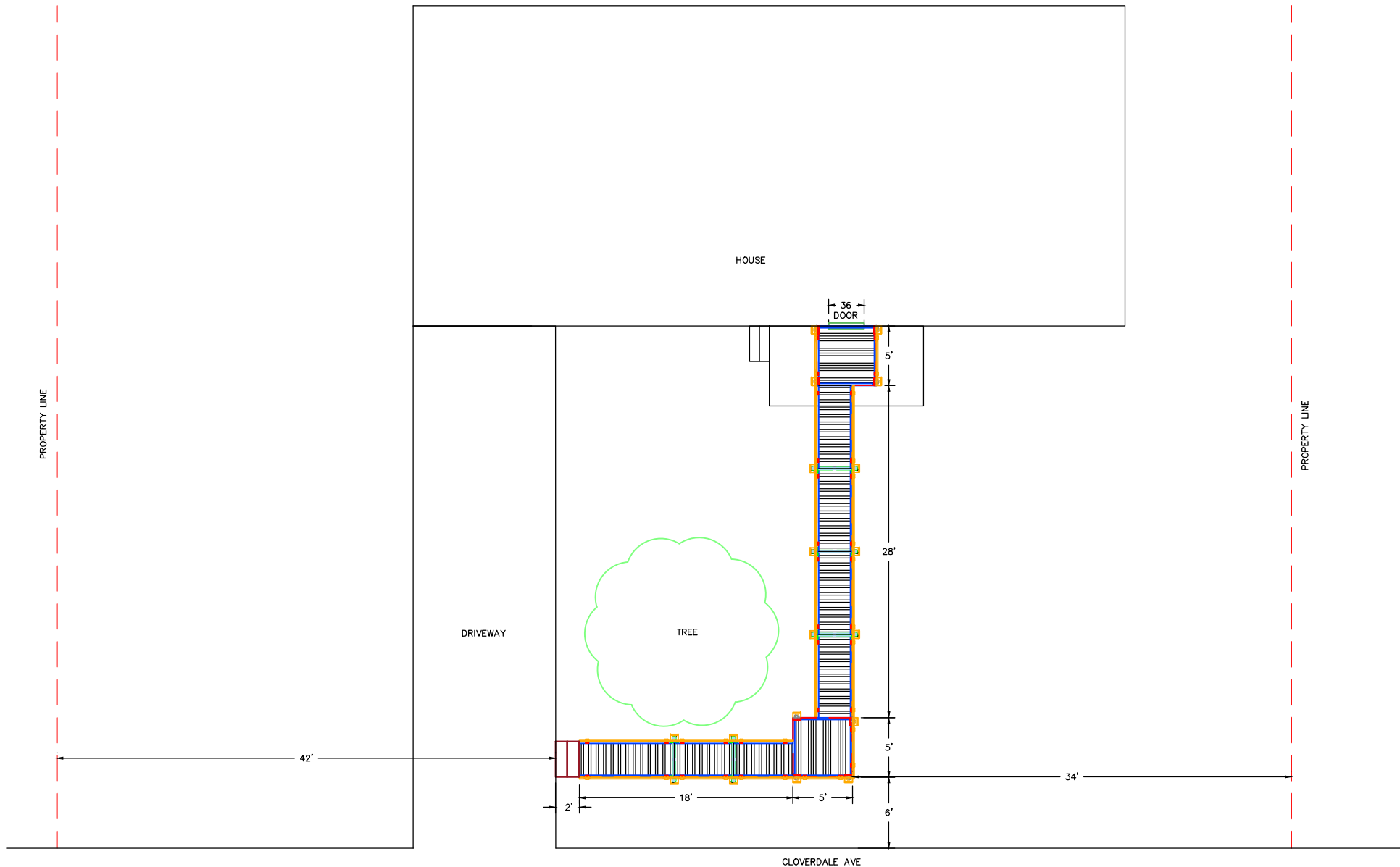
3. Did you purchase the property with knowledge of the zoning restriction? If no, were you aware that zoning requirements existed in Springdale? If no, please explain.

We're the installers, unsure at time of purchase

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

No, the ramp needs to land at the driveway.

(attach additional pages as necessary)



NOTES: - EXTRA RAMP TO REACH LANDING AREA.
 DOUBLE BEVEL AND SQ ENDS TO MINIMIZE OVERLAP. OK
 TO REMOVE HANDRAILS AT THE PORCH.

FRONT DOOR

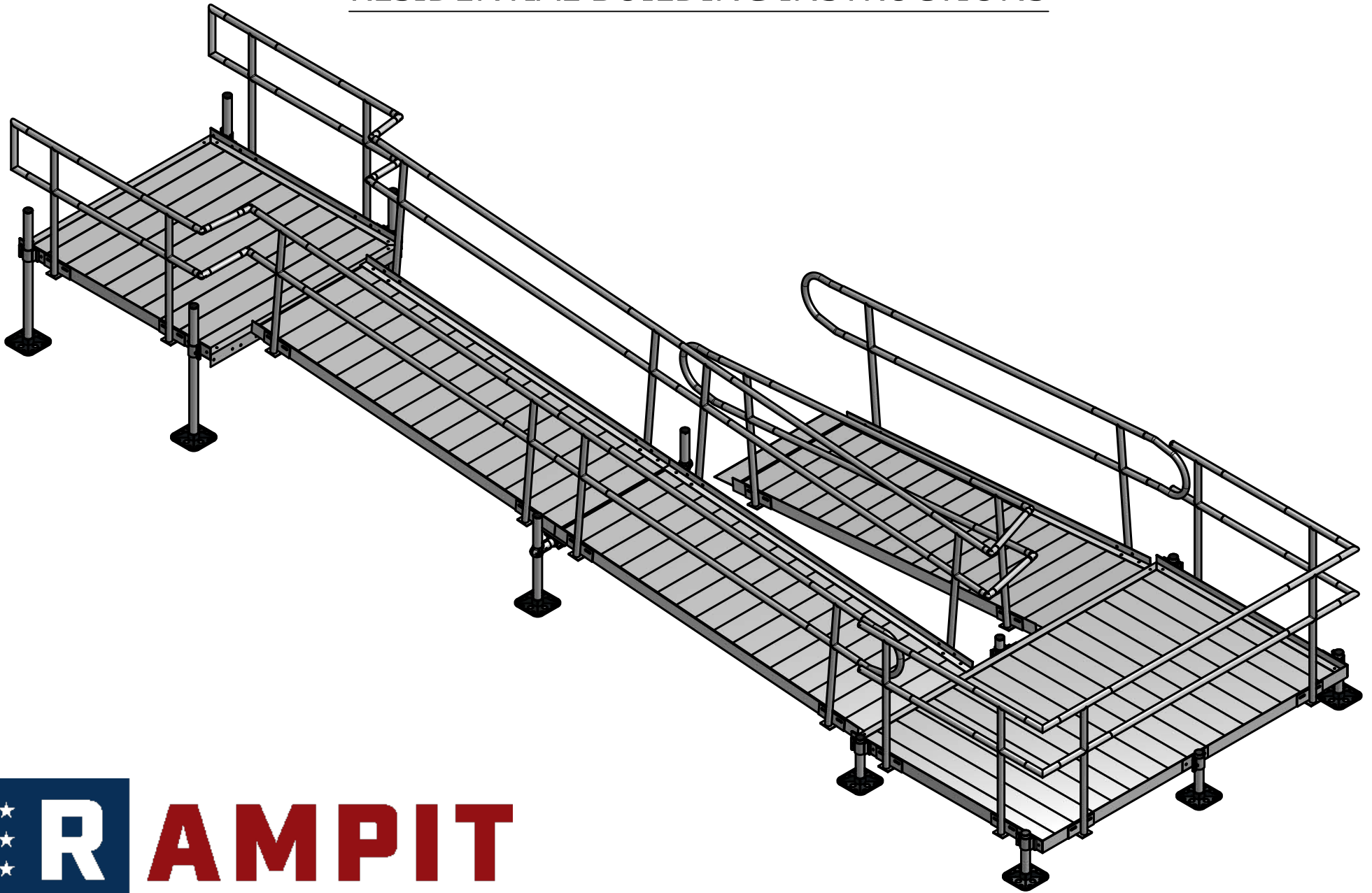
CUSTOM LAYOUT
 ALL ALUMINUM RAMP SYSTEM
 INCLINE = 1 : 16.26
 RAMP SLOPE = 3.5°

RISE AT DOOR = 5"
 RISE AT PORCH = 19"
 YARD SLOPE = DOWN 10"
 TOTAL ELEVATION = 34"



MANUAL/WALKER	CLIENT NAME	OBRYAN, ERVIN
CUSTOMER	DRAWING BY	DATE
MASON (VA CINCINNATI)	R. HAGEN	2/25/2022

RESIDENTIAL BUILDING INSTRUCTIONS



 **RAMPIT**

U S A , I N C

CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: **20220630**

Property Address: **719 CLOVERDALE AVE**

Date of Meeting: **April 26, 2022**

Requested Variance: **The Applicant installed a wheelchair ramp without Approval/Permit in the front yard and into the Street Right-of-Way (R/W) The Applicant is requesting a variance to locate the ramp in the front yard setback of Zoning Code Section 153.252 Table 252-2 which requires a setback of 35 feet from the front lot line, (which is about 14 feet from the back of curb). Please see online CAGIS Map.**

(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.	Staff does not believe there are special circumstances.	
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 with or 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 the variance is substantial because it appears from the information provided that the proposed ramp would also be located within the street R/W. The ramp is modular and movable if the need arises that the R/W is necessary to be used.	
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.	

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CRITERIA	STAFF COMMENT	NOTES
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.	
Whether special conditions or circumstances exist as a result of actions of the owner	The existing grade does not lend itself to the installation of the ramp closer to the existing residence in the front yard.	
Whether the property owner's predicament can feasibly be obviated through some method other than a variance	No. Any Ramp in the front yard would require a Variance since the existing house is currently located with in the front setback of the current Zoning Code.	
Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance	We believe the spirit and intent behind these code requirements would NOT be observed and substantial justice done 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 would NOT 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		

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CAGIS Area Map 2022