

Board of Zoning Appeals  
Meeting Agenda  
June 27, 2023  
7:00 P.M.

PLEASE TURN OFF CELL PHONES

- I. CALL MEETING TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. MINUTES
  1. REGULAR MEETING OF MAY 23, 2023
  2. SPECIAL MEETING OF JUNE 6, 2023
- V. CORRESPONDENCE
- VI. REPORTS
  - Report on Council
  - Report on Planning Commission
- VII. CHAIRMAN'S STATEMENT AND SWEARING IN OF APPLICANTS
- VIII. OLD BUSINESS
  1. Continued from June 6, 2023 BZA Special Meeting  
Danielle & Joseph Little, Property Owner at 582 Smiley Ave, is requesting an Amended Variance concerning the existing gravel driveway in violation Zoning Code Section 153.302 (J); which requires all parking surfaces in the city to be improved with asphalt or concrete.  
**PUBLIC HEARING** (BZA Application 20230116)
- IX. NEW BUSINESS
  1. Maple Knoll, the Property Owner at 600 Maple Trace, is requesting a Variance to permit an 8 foot high chain link type fence around the proposed new pickle ball courts in violation Zoning Code Section 153.253 302 (E) (5) (c) (ii); which permits chain link type fences only in the General Industrial "GI" zoning district.  
**PUBLIC HEARING** (BZA Application 20230379)
- X. DISCUSSION
- XI. ADJOURNMENT

**Note:** The next Board of Zoning Appeals Meeting is scheduled for July 25, 2023.

BOARD OF ZONING APPEALS MEETING  
MAY 23, 2023  
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Chairman Anderson at 7:00 p.m.

II ROLL CALL

Members Present: Jeffrey Anderson, Tom Hall, Carolyn Ghantous, Douglas Stahlgren, Michelle Miller, David Gleaves

Staff Present: Carl Lamping

III PLEDGE OF ALLEGIANCE

IV MINUTES OF THE REGULAR MEETING OF APRIL 25, 2023

Motion to approve the minutes presented by Mr. Hall and seconded by Ms. Miller. (Voice vote taken and the minutes were approved with a vote of 6 to 0.)

V CORRESPONDENCE

None.

VI REPORTS

Report on City Council

Mrs. Ghantous provided a report on City Council meeting held on May 17, 2023. Ms. Ghantous stated that there were three ordinances and four resolutions at that meeting, along with two proclamations, one of which was for the Princeton High School Girls Basketball team for winning the State Championship. Mrs. Ghantous stated that if individuals wanted further information, the recordings can be found on the City's website.

Report on Planning Commission

Mr. Hall provided a report on the Planning Commission for May 9, 2023. Chip's Glass had an application for remodel work, which passed 7-0. Mapleknoll Village brought for a plan development for a pickle ball court and other small renovations. That passed with a 7-0 vote. There were no questions or discussion.

VII CHAIRMAN'S STATEMENT

Before reading the Chairman's statement, Mr. Anderson stated that he wanted to check in with the Board of Zoning Appeals members since this meeting is a continuation of the previous meeting and some members were not present at that meeting. In the last meeting, the public hearing had been closed and had finished that portion of the application, and were on the question and answer section with the applicant. At that point, the Board (of Zoning Appeals) voted to table the item until this meeting. Mr. Anderson stated that he had spoken with the Law Director, Mr. Braun after the previous meeting in order to get his advice on the best way to handle the current meeting since the meeting would be continued after the public hearing was closed. The advice that Mr. Braun had given was to pick up where the meeting had left off. This would mean that this meeting would pick up with the question and answer portion of the meeting, where the Board would still be able to ask questions of the applicant, and the Building Official. The Board still has the ability to open a public hearing that was advertised, if the Board feels that that is a good move. Mr. Anderson stated that his initial thinking was that the meeting would be continued per the advice of Mr. Braun, but that is not something that Mr. Anderson wanted to do unilaterally. Mr. Stahlgren asked for any additional information from the previous meeting that he may have missed. Mr. Anderson stated that, per Mr. Braun's

instructions, since the minutes and the recordings were available, and that Mr. Stahlgren was able to review them, Mr. Anderson stated that the initial plan was not to do another staff report and recap all the information that was listed in the minutes. Mr. Anderson stated to Mr. Stahlgren that during the Question and Answer phase, Mr. Stahlgren has the option to ask clarifying questions or follow up questions, or even ask for additional feedback or a recap from the applicant or the City Administration when the Question and Answer portion is reopened. Mr. Hall agreed that after hearing of the conversation with the Law Director, Mr. Braun, Mr. Hall agreed that Mr. Braun's recommendation should be followed. Mr. Anderson further stated that Mr. Braun had indicated that it is certainly within the Board's purview to open a public hearing if the Board thinks that it is relevant, or there's information that the Board thinks would be gained. Mr. Anderson asked if there were any other questions or feedback before continuing. There were none. Mr. Anderson reminded the Board that as they are going through the Question and Answer section, if the Board thinks it's relevant, then the Board does have the opportunity to make a motion to open a public hearing and they would vote on that as a board if the Board feels that there is information that they think could be shared by the public, then the Public Hearing would need to be reopened at that time. Even in the opportunity of asking questions of the applicant, if there is an opportunity that the applicant feels that they have new information or different details that they would like to share, then the applicant could certainly request that of the Board and then the Board could act on that as the Board sees fit.

Before Mr. Anderson read the Chairman's statement, he mentioned that the statement does include a mention of a public hearing. Mr. Anderson stated that he would still go through that process in the event that the public hearing is reopened or a new public hearing is opened. Mr. Anderson stated, for the benefit of the public, that he would do the swearing in case a public hearing is requested so that so that he does not have to go back and do that.

Chairman Anderson read the Chairman's Statement, and one member of the audience, Ms. Danielle Little was sworn in.

Mr. Anderson further mentioned that since this is a continuation of the previous meeting, if it does turn out that a public hearing is added or create that public hearing, Mr. Anderson stated that they would certainly work with everyone to make sure that their voices are heard if that does come in to play.

## VIII OLD BUSINESS

1. Continuation from April 25, 2023 BZA Meeting (Application # 20230116)  
Danielle and Joseph Little, Property Owner at 582 Smiley Ave., is requesting a variance to maintain the existing gravel driveway in violation of Zoning Code Section 153.302(J); which requires all parking surfaces in the City to be improved with asphalt or concrete

Mr. Anderson stated that the Board will be picking up at the Question and Answer portion of the meeting having already finished the Public Hearing from the previous meeting. Mr. Anderson stated that the applicant could now come forward in order for the Board to continue asking questions from either a recap if needed, or clarification questions at this point. Mr. Anderson did have one additional question. At the last meeting, time was spent regarding special circumstances or characteristics of the lot or what that would be. Mr. Anderson asked the applicant if they had a chance to reflect on that if there would be any new information.

The applicant, Ms. Little did state that an additional piece of information was that in 2016 or 2017, the City changed the parking arrangements on their street. This situation is unique to their street. She stated that the City came in and moved all the mailboxes to the side of the street that Ms. Little resides. This change in the parking arrangements came about due to fire hydrants being moved to the opposite side of the street. As a result of this change, there are currently four mailboxes directly in front of Ms. Little's residence, making it impossible for her to use her side yard to directly park the recreational vehicles.

Mr. Lamping then proceeded to show an aerial view of the property on the monitor . Ms. Little explained the situation of parking on the street and, in front of the mailboxes, had all become an issue, which further explains the reason for the hardship request. Discussion continued regarding the use of the access driveway and it was stated that the use of the driveway for recreational vehicles was not the reason for the variance request. The request was for the access driveway to be permitted and have gravel as the surface.

Mr. Anderson asked if Ms. Little was interested in tailoring the variance request. Ms. Little stated that she would be open to working with the Board. Ms. Little stated that she is considering moving their current fence further out to meet the front of the house, and put grass on the area of the access driveway that would still be exposed.

Mr. Lamping stated that the Building Department had recently received an application for such a request. Mr. Lamping illustrated this to the Board using the screen display.

Mrs. Ghantous asked if the fence would be allowed to be up that far. Mr. Lamping stated that the Code currently allows for the fence to be from the front of the garage parallel with the road to enclose the side yard. Mr. Lamping stated that the side yard starts at the front of the garage.

Ms. Miller asked for some clarification on the possible modified request.

Mr. Stahlgren asked if Ms. Little is officially requesting for a modification of the original request. Mr. Anderson further clarified what the process would be required from Ms. Little regarding a modification of the variance request. Ms. Little agreed that she would like to pursue a modification of the variance request.

Mr. Anderson then asked the board if they had questions if the motion will be for maintaining the current driveway with the gravel material for the side yard. Mr. Stahlgren asked if the modified request is granted, does the initial motion need to be specific in regards to the size of the gravel? Mr. Lamping stated that the more specific the motion the easier it would then become to enforce down the road. While the exact dimensions of the access driveway were not available, Mr. Lamping suggested that the motion contain verbiage to include "as it exists today, but no larger". Mr. Lamping also requested that if the motion is made, that it is clear what will be done with the front yard conditions, meaning what would be required by the Board to allow this variance with the front yard gravel. Mr. Anderson asked if Mr. Lamping wanted the motion to include a statement to remediate the front yard existing gravel. Mr. Lamping requested that the Board be clear on what they are recommending for approval, and, if the gravel is not allowed in the front yard, what is the front yard expected to be changed to. Mr. Stahlgren asked if pavers needed to be added to the motion. Mr. Anderson recommended that the motion state that it comply with current Building Code without specifying certain types of material to be used.

Mrs. Ghantous asked Ms. Little what she would visualize being placed in the area on the other side of the fence where gravel is currently. Ms. Little stated that she would put grass down, but not be limited to grass only. She would like to have to option to, possibly in the future, either expand the current driveway or add pavers. Mr. Lamping asked the Board if pavers would be desirable at this time leading up to the proposed fence, and then gravel behind the fence. Mr. Anderson stated that he felt that complying with the code would be sufficient in the motion. Mr. Lamping clarified that he had concerns that adding grass seed to an existing gravel bed may yield insufficient grass coverage. Ms. Little stated that she would be willing to place top soil over the gravel to create a barrier to allow for grass to grow. Mrs. Ghantous asked if Ms. Little was open to the idea of pavers in the front area. Ms. Little stated that she was open to the idea. Mr. Anderson asked Ms. Little if she wanted pavers to be included in the variance request. Ms. Little stated that she was open to what options were needed in order to be granted the variance request. Mr. Anderson asked if there were any other questions from the Board or comments. Mrs. Ghantous asked if there is a built in timeframe or does the Board and applicant discuss a satisfactory timeframe to complete the changes that are being discussed.

Mr. Lamping requested that a timeframe be set. Mr. Anderson asked if the timeframe needed to be included in the variance or in the minutes because Mr. Anderson did not feel that the timeframe should be part of the actual variance. Mr. Lamping felt that the variance needed to have the condition of completion listed in the variance motion. Mr. Anderson asked for a timeframe from Ms. Little. Mr. Anderson asked if 90 days would be a sufficient amount of time for completion. While Mr. Lamping did not have a specific timeframe, but three months through the summer should give an ample amount of time for completion. Ms. Little agreed that three months would be sufficient. Mr. Anderson asked if there were any other questions from the board about the modified motion or comments that they would want to share at this point. Mr. Anderson stated that he would give Ms. Little the same opportunity before the board moved to the motion portion. Mr. Anderson asked Ms. Little if there was anything else that should be considered or anything else she wanted to share with the board before moving to motion and take action on it at this time. Ms. Little stated that she had nothing further to add. Mr. Lamping asked that the modified request be stated for the record by the Board as understood. Mr. Lamping requested that it be repeated for the record. Mr. Anderson stated that it was his understanding that it would come across as part of the motion. If not, it could be clarified after the motion has been made.

Mr. Anderson requested a motion for the application.

Mr. Stahlgren made a motion to grant a variance to property owner, Danielle and Joseph Little at 582 Smiley Avenue regarding BZA Application # 20230116. The applicant is initially requesting a variance to Springdale Zoning Code Section 153.302(J) which requires all parking surfaces to be improved with asphalt or concrete as a paved surface. The applicant is now requesting to modify the initial request to allow a side yard variance to allow a side yard gravel driveway for parking of the RV and the boat. In addition, will remediate the front yard access, additionally the side yard gravel driveway will not extend the current dimensions of the existing gravel area. They will also have agreed to construct screening for a fence on the side yard. Additionally, the remediation improvement will comply with all current zoning codes, and lastly, the approval of the variance and improvements shall not exceed three months from the approval date. Mrs. Ghantous seconded.

Mr. Anderson stated that at this point, he would open up for discussion about the motion from the Board. As Mr. Anderson understood it, the request is to maintain the existing side yard gravel, what was an access driveway, would now be more of a parking pad and would require screening, and remediation of the front portion of the lot. Mr. Anderson stated that a vote of "yes", in this case would permit that variance and allow that property to maintain that gravel space. A vote of "no" would mean that the variance would mean that the variance is denied in all forms, and the applicant would be required to remediate as is to get to current code. Mr. Anderson asked if there were any questions from the Board about that. There were none. Mr. Anderson stated that at that time, the Board would be polled. The modified variance was granted with four affirmative votes and two opposing votes. (Miller, Hall).

- |    |              |   |      |
|----|--------------|---|------|
| IX | NEW BUSINESS | - | NONE |
| X  | DISCUSSION   | - | NONE |

XI ADJOURNMENT

Mr. Stahlgren made a motion to adjourn, and Mrs. Ghantous seconded.

Mr. Anderson stated that the meeting was adjourned at 8:07 p.m.

Respectfully submitted,

\_\_\_\_\_, 2023 \_\_\_\_\_  
Chairman, Jeffrey Anderson

\_\_\_\_\_, 2023 \_\_\_\_\_  
Secretary, Tom Hall

BOARD OF ZONING APPEALS MEETING  
JUNE 6, 2023  
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Chairman Anderson.

II ROLL CALL

Members Present: Jeffrey Anderson, Dave Nienaber, Carolyn Ghantous, Douglas Stahlgren, Michelle Miller, David Gleaves

Staff Present: Carl Lamping, Joe Braun (Legal Counsel)

III PLEDGE OF ALLEGIANCE

IV EXECUTIVE SESSION

Mr. Stahlgren made a motion for the Board of Zoning Appeals to go into an Executive Session pursuant to Ohio Revised Code Section 121.22(G) (3) to conference with legal counsel regarding a dispute that is the subject of imminent litigation. Mr. Gleaves seconded the motion. The Board of Zoning Appeals voted in favor of going into Executive Session 6-0 (Mr. Hall absent). Mr. Anderson asked Mr. Braun if the Board was required to stop for discussion before the vote to go into Executive Session. Mr. Braun stated that it was not required, but recommended that it be noted that the Board may be taking action upon its return. Mr. Anderson did state for the record that action may be taken upon its return from Executive Session. The Board left chambers at 7:01 p.m. The Board returned to chambers at 8:01 p.m.

V OLD BUSINESS

1. Mr. Stahlgren motioned that in order to address procedural deficiencies involving the hearing held on May 23, 2023, and the decision for BZA Application No. 20230116, I move that we rescind the decision reached on May 23, 2023, that we request the applicant to submit an amended application, and set a hearing to reconsider the amended application for BZA Application No. 20230116 at our June 27, 2023 regular BZA meeting. Ms. Ghantous seconded the motion. The above motion passed 6-0.

(Ed Note: BZA Application 20230116 - Danielle & Joseph Little, Property Owner at 582 Smiley Ave., is requesting a variance to maintain the existing gravel driveway to park a camper on it in violation Zoning Code Section 153.302 (J); which requires all parking surfaces in the city to be improved with asphalt or concrete.)

VI NEW BUSINESS - None

VII ADJOURNMENT

Mr. Nienaber moved to adjourn and Ms. Miller seconded.

Mr. Anderson stated we are adjourned.

Respectfully submitted,

\_\_\_\_\_, 2023 \_\_\_\_\_  
Chairman, Jeffrey Anderson

\_\_\_\_\_, 2023 \_\_\_\_\_  
Secretary, Tom Hall



JAMES MICHAEL MILLIGAN  
STEPHEN A. BUSCH

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WEB SITE: WWW.JMMARCH.COM

May 29, 2023

City of Springdale – Building Department  
11700 Springdale Pike  
Springdale, Ohio 45246

RE: Maple Knoll Village - Coventry Pavilion Variance Request  
Application #2023-0199

Dear Zoning Department:

Please accept the enclosed Variance Request for the Maple Knoll Village Coventry Pavilion at 600 Maple Trace for the chain link enclosure around the pickleball court in a “PF” zone. We believe the remaining items defined will be resolved in the building permit application.

**4) To permit the use of chain-link fencing in the “PF” District, a variance will need to be obtained from the Board of Zoning Appeals.**

Enclosed is the Variance Application and supporting information.

If additional information is required or if there are questions, please contact me at the phone number above or my email: [steve@jmmarch.com](mailto:steve@jmmarch.com).

Sincerely,

Stephen A. Busch  
Vice President,  
JMM Architects, Inc.



**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.**

Maple Knoll Village proposes constructing a Pickleball Court with a chain link fence enclosure at the proposed Coventry Pavilion. The chain link enclosure will be 8'-0" to the top rail on three sides and 4'-0" to the top rail on the fourth side. This enclosure will prohibit the pickle balls from ending up in the pond or adjacent street. The City of Springdale's Zoning Code does not permit the use of chain link fencing in the "PF" district. Maple Knoll Village is requesting a variance to permit the construction of a chain link Pickleball Court enclosure.

**2.) FOR AN ADMINSTRATIVE 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)

**FOR A ZONING VARIANCE ONLY, THE BOARD OF ZONING APPEALS IS REQUIRED TO CONSIDER IF THERE ARE ASPECTS ABOUT THE PROPERTY WHICH MAKE IT IMPRACTICAL TO COMPLY (i.e. setbacks, size, area, density, etc.) OR THAT AN UNNECESSARY HARDSHIP EXISTS WITH RESPECT TO A USE VARIANCE.**

The Board of Zoning Appeals shall not grant variances, as authorized in the zoning code, unless the Board can determine that there is an unnecessary hardship for the owner in complying with the code requirements. The evaluation shall include, but is not limited to, the following factors:

- a) 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.
- b) Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.
- c) Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.
- d) 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.
- e) Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pick-up.
- f) Whether special conditions or circumstances exist as a result of actions of the owner.
- g) Whether the property owner's predicament can feasibly be obviated through some method other than a variance.
- h) Whether the spirit and intent behind these code requirements would be observed and substantial justice done by granting a variance.
- i) 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.
- j) 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.

The Board of Zoning Appeals shall not grant a variance unless the Board finds that special conditions or circumstances exist which are particular to the land, structure, or building involved and which are not generally applicable to other lands, structures, or buildings in the same district.

**PLEASE KNOW THAT THE COSTS NECESSARY TO MAKE THE PROPERTY COMPLY WITH THE ZONING CODE ARE NOT A CONSIDERATION FOR GRANTING A VARIANCE.**

## 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 exterior pickleball court without an enclosure will allow the balls to end up in the adjacent pond and street. There is a foot and half of contour on the west and varying surfaces around the court that would create a danger for seniors chasing balls off the court. Chain link is a standard enclosure for pickleball courts, allowing air movement and give when coming in contact while playing the game.

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 Pickleball court needs the chain link enclosure to ensure the safety of the residents playing the game. This fun communal activity helps bring the seniors together, allowing exterior physical exercise. Without this variance the pickleball court would not be a practical addition to the senior living community.

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 were not aware that chain link was prohibited on non industrial sites like "PF" zones when developing the project. Although the pickleball court enclosure is a fence, we did not think a pickleball court enclosure was the intent of the code.

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

Rigid walls or fabric enclosures could be built around the court; unfortunately, these are not practical. Rigid walls would have no give to them when coming in contact and would prohibit air flow for the exterior activity. Fabric panels have too much give and would become a maintenance issue.

(attach additional pages as necessary)

## CONDITIONS AND FINDINGS OF THE BOARD OF ZONING APPEALS

Application Number: **20230379**

Property Address: **1600 MAPLE TRACE**

(PF Zoning District)

Date of Meeting: **June 27, 2023**

**Requested Variance: Maple Knoll, the Property Owner at 600 Maple Trace, is requesting a Variance to permit an 8 foot high chain link type fence around the proposed new pickle ball courts in violation Zoning Code Section 153.253 302 (E) (5) (c) (ii); which permits chain link type fences only in the General Industrial “GI” zoning district.**

(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 believes there are special circumstances. The proposed pickle ball court would not function well with a wooden or vinyl fence as the ball would pass through the slats. All of the other fences proposed for this new development are of wood or vinyl materials in conformance with the Zoning Code, which permits fences located in the Public Facilities (PF) zoning district to be constructed out of wood, vinyl, wrought iron, aluminum, or other similar materials.	
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 this fence is located within the Maple Knoll development and would not be visible from the public way.	
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: **20230379**

Property Address: **1600 MAPLE TRACE**

**(PF Zoning District)**

Date of Meeting: **June 27, 2023**

**Requested Variance: Maple Knoll, the Property Owner at 600 Maple Trace, is requesting a Variance to permit an 8 foot high chain link type fence around the proposed new pickle ball courts in violation Zoning Code Section 153.253 302 (E) (5) (c) (ii); which permits chain link type fences only in the General Industrial “GI” zoning district.**

<b>CRITERIA</b>	<b>STAFF COMMENT</b>	<b>NOTES</b>
Whether special conditions or circumstances exist as a result of actions of the owner	No Special Conditions are known	
Whether the property owner's predicament can feasibly be obviated through some method other than a variance	A different type of permitted fence like a wrought iron or aluminum fence designed to contain the ball could be considered.	
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 these code requirements would 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 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		

# MAPLE KNOLL VILLAGE COVENTRY PAVILION



OVERALL SITE PLAN  
SCALE: 1" = 100'-0"

### ZONING CODE INFORMATION

ZONING CLASSIFICATION: PF-2, CITY OF SPRINGDALE

PROJECT: MAPLE KNOLL VILLAGE - COVENTRY PAVILION  
PROJECT ADDRESS: 600 MAPLE TRACE DR. CINCINNATI, OH 45246

EXISTING MANOR HOUSE: 10,234 SQ. FT.  
EXISTING PARKING SPACES: 106 SPACES

COVENTRY PAVILION: 6,962 SQ. FT. (PORCH INCLUDED)  
PARKING SPACES AFTER CONSTRUCTION: 104 SPACES

### PROJECT SUMMARY:

EXISTING MANOR HOUSE IS TO BE DEMOLISHED. NEW COVENTRY PAVILION IS TO BE BUILT AT THE SAME LOCATION. COVENTRY PAVILION WILL BE 6,692 SQ. FT. AND INCLUDE NEW OUTDOOR AMENITIES: PUTTING GREEN, PICKLEBALL COURT, AND OUTDOOR RECREATION.



COVENTRY PAVILION - SITE PLAN  
SCALE: 1" = 10'-0"

DATE: 4.24.2023

*JMM*  
ARCHITECTS, INC.



JAMES MICHAEL MILLIGAN  
STEPHEN A. BUSCH

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GROUND SIGN AND WAYFINDING DIRECTIONAL SIGNAGE ARE COMBINED INTO A SINGULAR GROUND SIGN. AREA SUMMARY BELOW, MEETING COMPLIANCE WITH ZONING AREAS:

- LOGO PANEL = 14 SF
- MAPLE KNOLL VILLAGE TEXT = 3.4 SF
- COVENTRY COURT PIN MOUNTED LETTERING (IDENTIFIES COMMUNITY AT LARGE) = 9 SF (SEE DIAGRAM BELOW)
- TOTAL = 26.4 SF FOR COMMUNITY IDENTIFICATION PORTION OF SIGNAGE [LESS THAN 100 SF FOR GROUND SIGN LETTERING AND LOGO PANEL]

TOTAL SIGN STRUCTURE AREA FACING THE STREET = 78.2 [LESS THAN 100 SF, IF CONSIDERING THE ENTIRE SIGN STRUCTURE FOR AREA COMPARISON]

DIRECTIONAL PORTION OF SIGNAGE STREET NAMES AND ARROWS ON LOW STONE WALL

- 5.16 SF AREA (SEE DIAGRAM BELOW)
- [LESS THAN 6 SF OF AREA FOR DIRECTIONAL LETTERING AND ARROWS]

(EXACT GRAPHICS AND FONTS FOR THE ADDRESS NUMBERS AND WINDOW FILM 'COVENTRY PAVILION' TEXT TO BE DETERMINED)

# MAPLE KNOLL VILLAGE COVENTRY PAVILION



PANEL WITH LOGO AREA = APPROX. 14 square feet  
(APPROX. 4 ft. wide x 3.5 ft. tall)

TEXT DIMENSIONAL AREA = APPROX. 9 square feet



PIN MOUNTED CAST METAL LETTERING AT TOP OF CUT STONE CAP AROUND RADIUS OF LANDSCAPING WALL CURVATURE

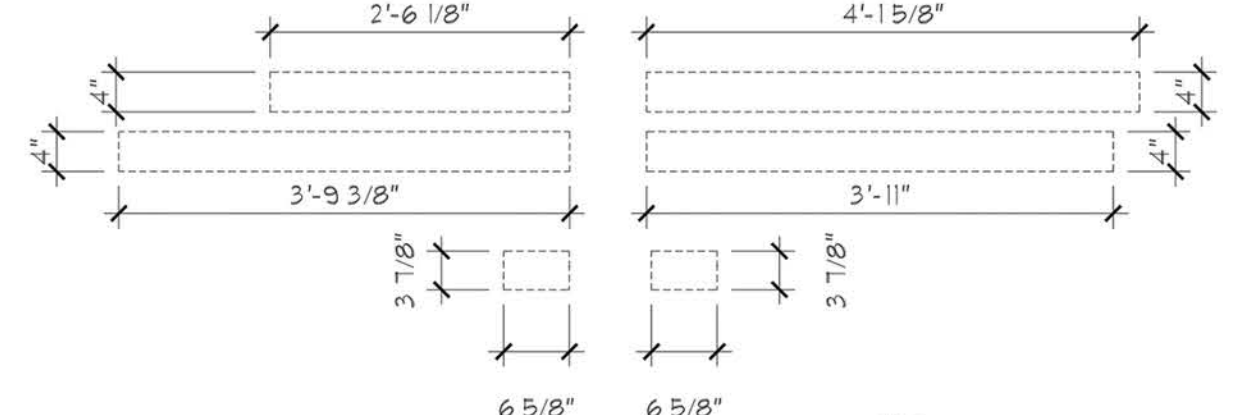


## COVENTRY COURT / WAYFINDING SIGNAGE ELEVATION

(EXACT GRAPHICS AND FONTS FOR THE SIGNAGE ARE TO BE CONFIRMED)

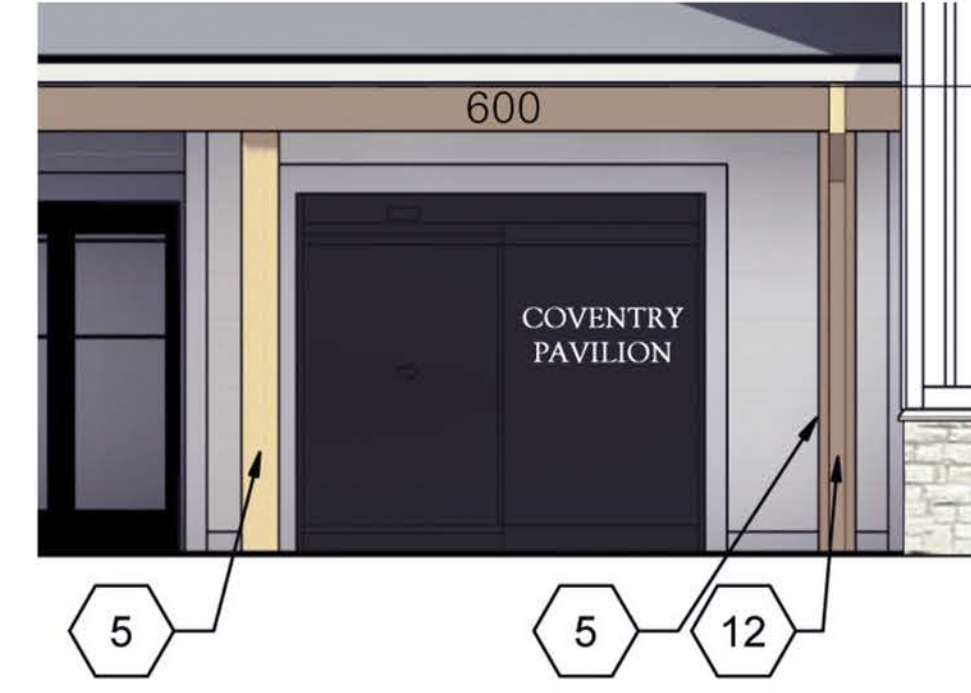
MAPLE TRACE MAPLE VIEW PLACE ←  
CURLY MAPLE SQUARE MAPLEWOOD DRIVE →

DIRECTIONAL LETTERING & ARROWS TOTAL AREA = 5.16 S.F. (LESS THAN 6 SF)



## SIDE ELEVATION

(EXACT GRAPHICS AND FONTS FOR THE SIGNAGE ARE TO BE CONFIRMED)



BUILDING ADDRESS AND NAMING  
- "600" ADDRESS NUMBER IN 6" TO 8" TALL BLACK LETTERING MOUNTED TO PORCH BEAM NEAR ENTRY  
- "COVENTRY PAVILION" LETTERING AS WINDOW FILM AT ENTRY AUTOMATIC SLIDING DOOR PANEL AT APPROXIMATELY 3.5 SF AREA  
(EXACT GRAPHICS AND FONTS FOR THE ADDRESS NUMBERS AND WINDOW FILM 'COVENTRY PAVILION' TEXT TO BE DETERMINED)



(EXACT GRAPHICS AND FONTS FOR THE CUSTOM PICKLEBALL COURT WINDSCREENING ARE TO BE CONFIRMED- DESIGN INTENT FOR PREDOMINATELY OPAQUE MESH, GRAPHICS AT CENTER BAY AND AT BASE OF MESH. EXAMPLE IMAGE BELOW)



## PICKLEBALL COURT / ENTRY WALK ELEVATION

(EXACT GRAPHICS AND FONTS FOR THE SIGNAGE ARE TO BE CONFIRMED)

ZONING CODE INFORMATION  
 ZONING CLASSIFICATION: FF-2, CITY OF SPRINGDALE

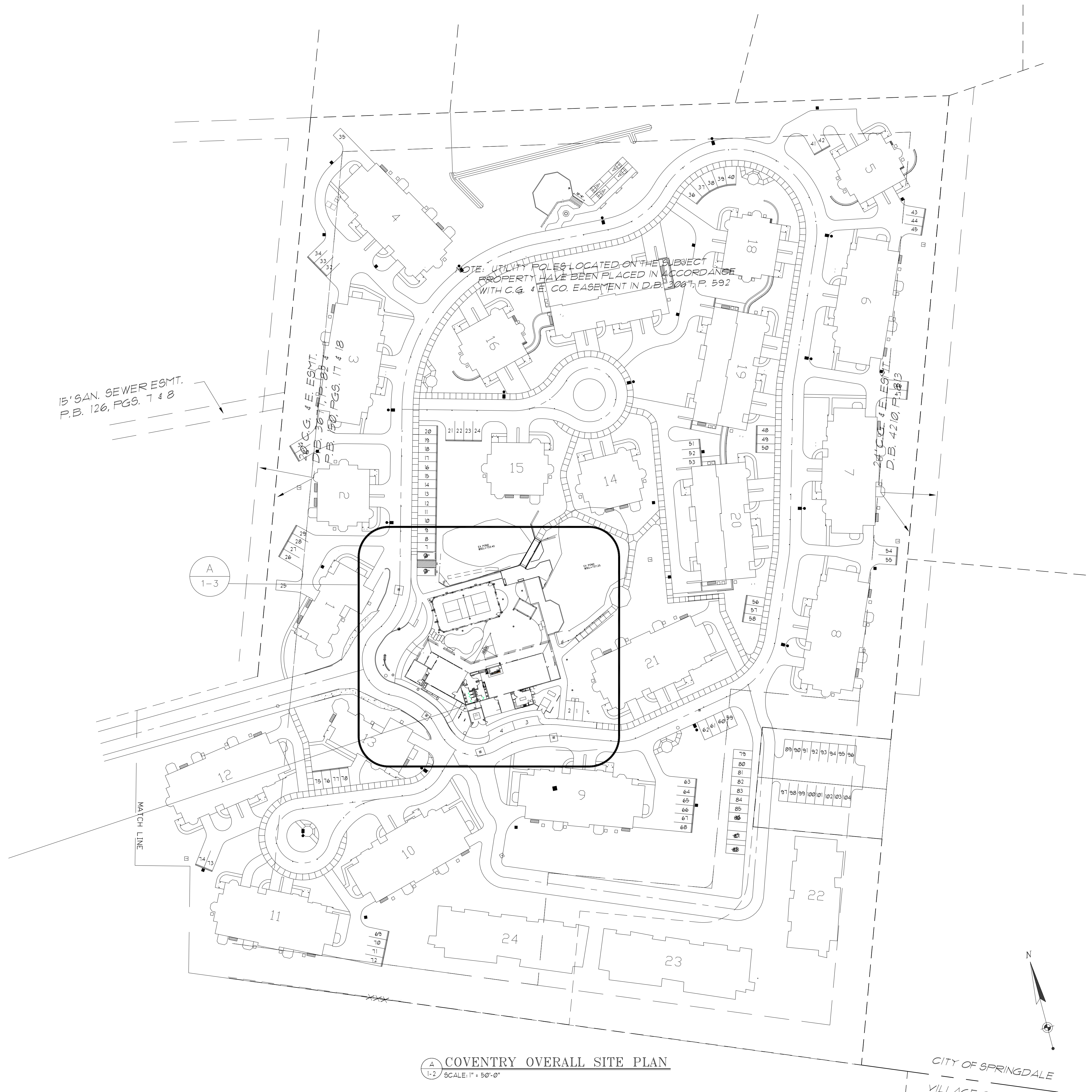
PROJECT: MAPLE KNOLL VILLAGE - COVENTRY PAVILION  
 PROJECT ADDRESS: 600 MAPLE TRACE DR. CINCINNATI, OH 45246

EXISTING MANOR HOUSE: 10,234 SQ. FT.  
 EXISTING PARKING SPACES: 106 SPACES

COVENTRY PAVILION: 6,962 SQ. FT. (PORCH INCLUDED)  
 PARKING SPACES AFTER CONSTRUCTION: 104 SPACES

PROJECT SUMMARY:

EXISTING MANOR HOUSE IS TO BE DEMOLISHED. NEW COVENTRY PAVILION IS TO BE BUILT AT THE SAME LOCATION. COVENTRY PAVILION WILL BE 6,692 SQ. FT. AND INCLUDE NEW OUTDOOR AMENITIES: PUTTING GREEN, PICKLEBALL COURT, AND OUTDOOR RECREATION.



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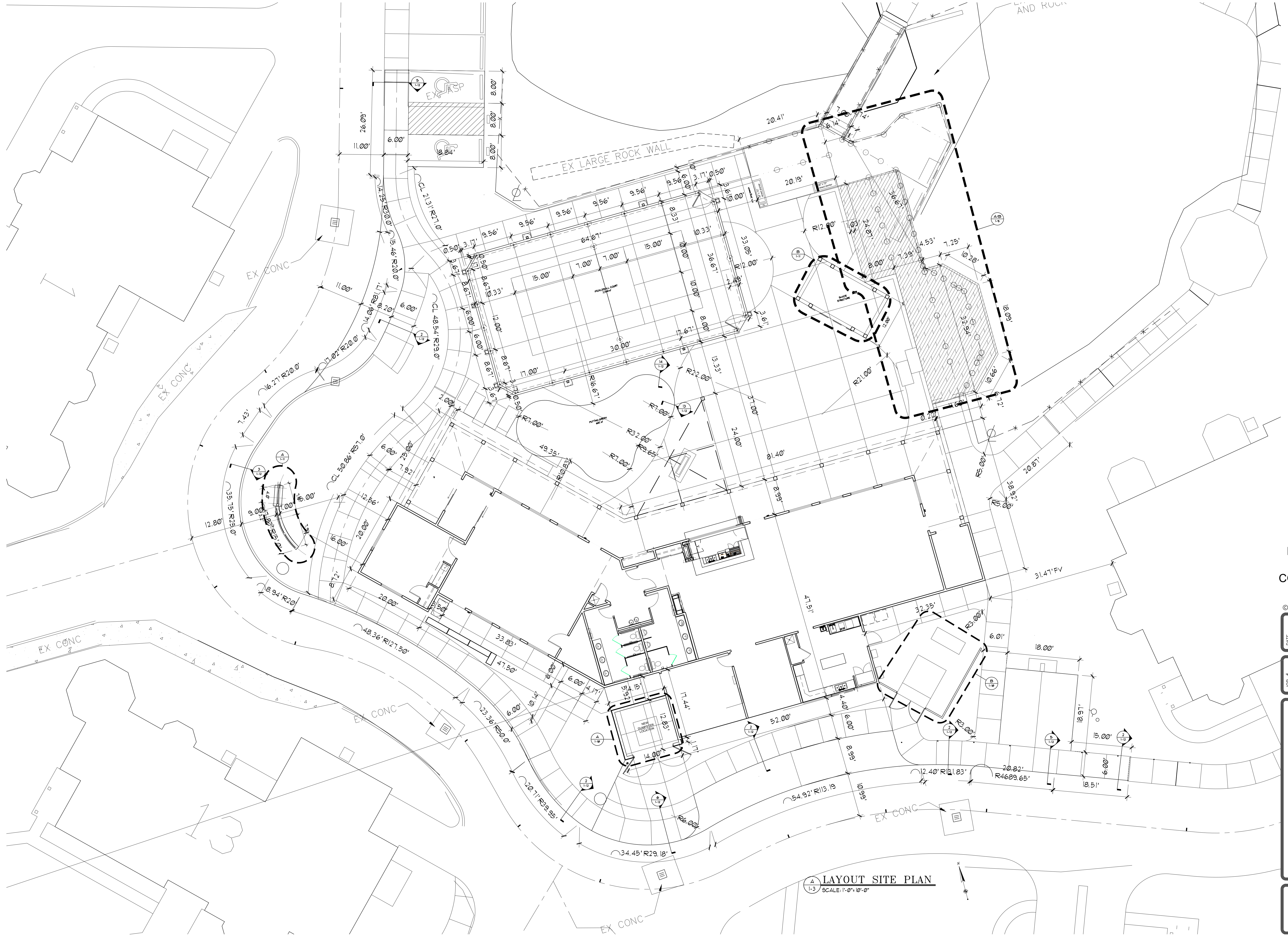
DATE 4-24-23	CHECKED ABC	REVISIONS
JOB # 2208	DRAWN BY ABC	

Coventry Overall Site Plan  
 Maple Knoll Village - Coventry Pavilion  
 600 Maple Trace, Cincinnati, Ohio

4685 Lovell Drive, Columbus Ohio 43250  
 (614) 291-2000  
 (614) 291-2000

A COVENTRY OVERALL SITE PLAN  
 1-2 SCALE: 1" = 50'-0"





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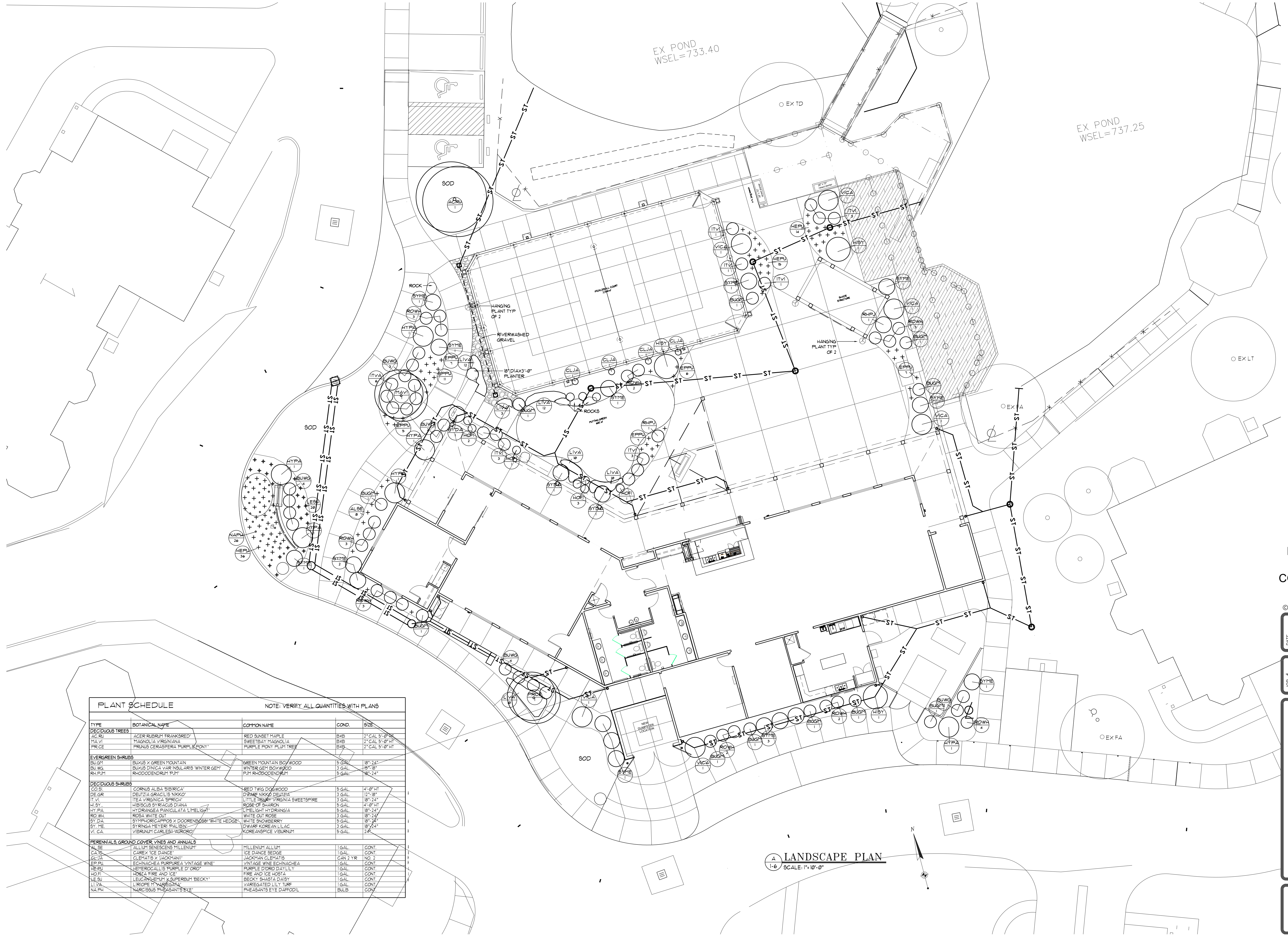
DATE 4-24-23	CHECKED ABC
JOB # 2208	DRAWN BY ABC
REVISIONS	

LAYOUT SITE PLAN

Maple Knoll Village-Coventry Pavilion  
600 Maple Trace, Cincinnati, Ohio

JMM ARCHITECTS, INC.  
10000 Dixie, Columbus, OH 43240  
614.322.4444

A LAYOUT SITE PLAN  
1-3 SCALE: 1/8" = 10'-0"



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JOB #	2208	DRAWN BY	ABC
		REVISIONS	

**LANDSCAPE SITE PLAN**

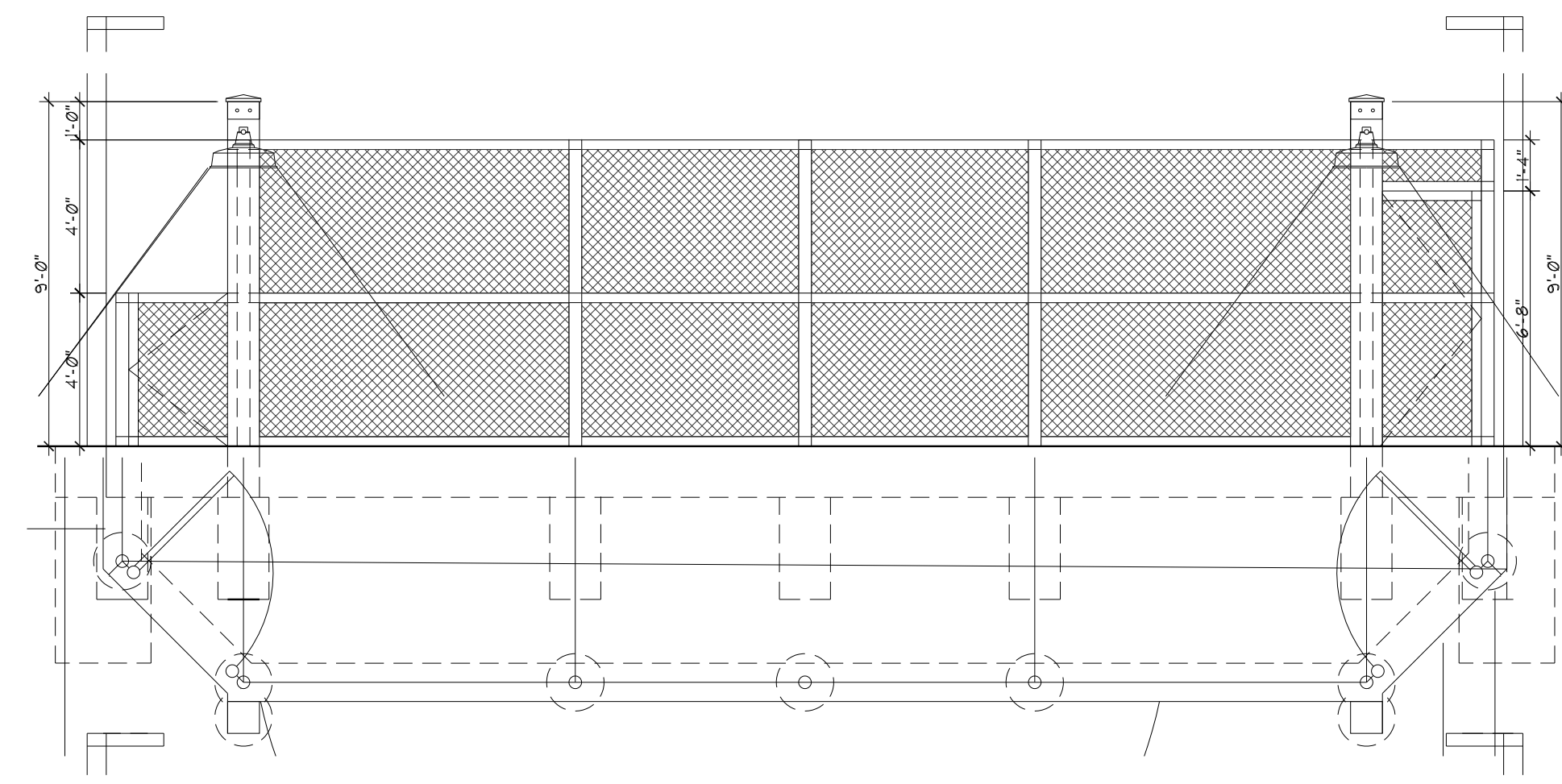
Maple Knoll Village-Coventry Pavilion  
600 Maple Trace, Cincinnati, Ohio

JMM ARCHITECTS, INC.  
10000 W. Columbia Ave. #100  
Cincinnati, OH 45241

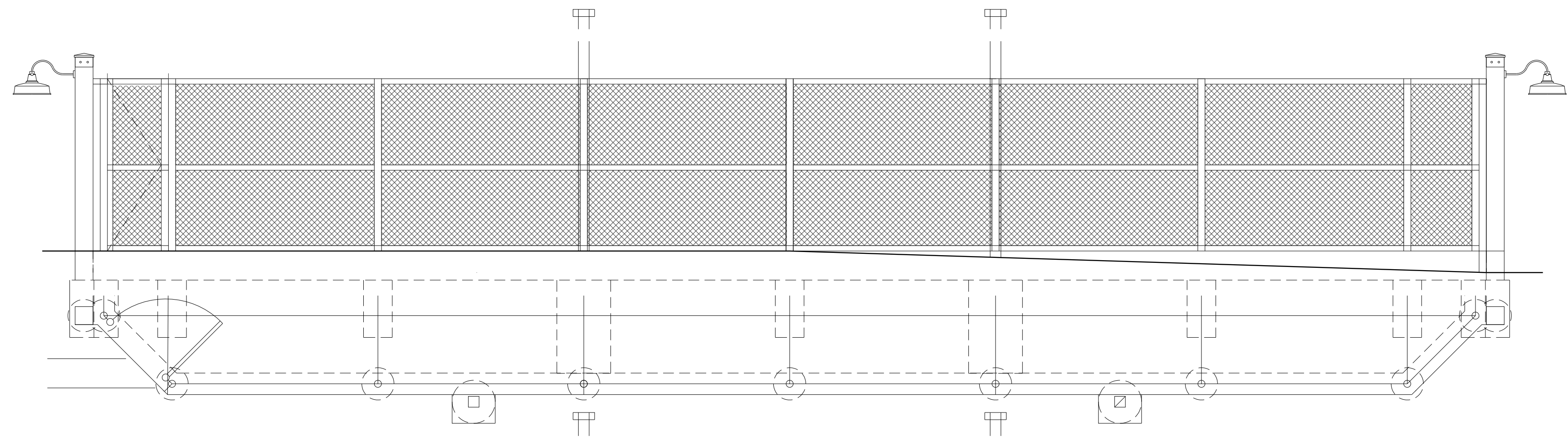
PLANT SCHEDULE NOTE: VERIFY ALL QUANTITIES WITH PLANS

TYPE	BOTANICAL NAME	COMMON NAME	COND.	SIZE
DECIDUOUS TREES	AC RJ	AGER RUBRUM 'FRANKS RED'	B/B	2" GAL 5'-0" HT
	MA VI	MAGNOLIA VIRGINIANA	B/B	2" GAL 5'-0" HT
	PR CE	PRUNUS CERASIFERA 'PURPLE PONY'	B/B	2" GAL 5'-0" HT
EVERGREEN SHRUBS	BU GH	BUXUS X GREEN MOUNTAIN	5 GAL	18"-24"
	BU WG	BUXUS DINICA VAR NSULARIS 'WINTER GEM'	3 GAL	18"-24"
	BU PJM	RHOODENDRUM PJM	5 GAL	18"-24"
DECIDUOUS SHRUBS	CO SI	CORNUS ALBA 'SIBIRICA'	5 GAL	4'-0" HT
	DE GR	DEUTZIA GRACILIS 'NICKO'	3 GAL	12"-18"
	IT VI	ITEA VIRGINICA 'SPRECHT'	2 GAL	18"-24"
	HI ST	HIBISCUS SYRIACUS DIANA	5 GAL	4'-0" HT
	HY PA	HYDRANGEA PANICULATA 'LIME LIGHT'	5 GAL	18"-24"
	RO WH	ROSA WHITE OUT	2 GAL	18"-24"
	ST DA	STYRACOCARPUS X DOORENBOS 'WHITE HEDGE'	5 GAL	18"-24"
	SY ME	SYRINGA MEYERI 'PALIBIN'	3 GAL	18"-24"
	VI CA	VIBURNUM CARLESII 'AURORA'	5 GAL	2'-2"
	PERENNIALS, GROUND COVER, VINES AND ANNUALS	AL SE	ALLIUM SENESCENS 'MILLENIUM'	1 GAL
CA DS		CAREX 'ICE DANCE'	1 GAL	CONT.
CL JA		CLEMATIS X JACKMANII	GAL 2 YR	NO. 2
EP PU		ECHINAGAEA PURPUREA 'VINTAGE WINE'	1 GAL	CONT.
HE BU		HEXENOCALLIS PURPLE D'ORO	1 GAL	CONT.
HO FI		HONIA FIRE AND ICE	1 GAL	CONT.
LE SU		LEUCANTHEMUM X SUPERBUM 'BECKY'	1 GAL	CONT.
LI VA		LIRIOPE 'M' YAREGZTA'	1 GAL	CONT.
NA PU		NARCISSUS 'PHEASANT'S EYE'	BULB	CONT.

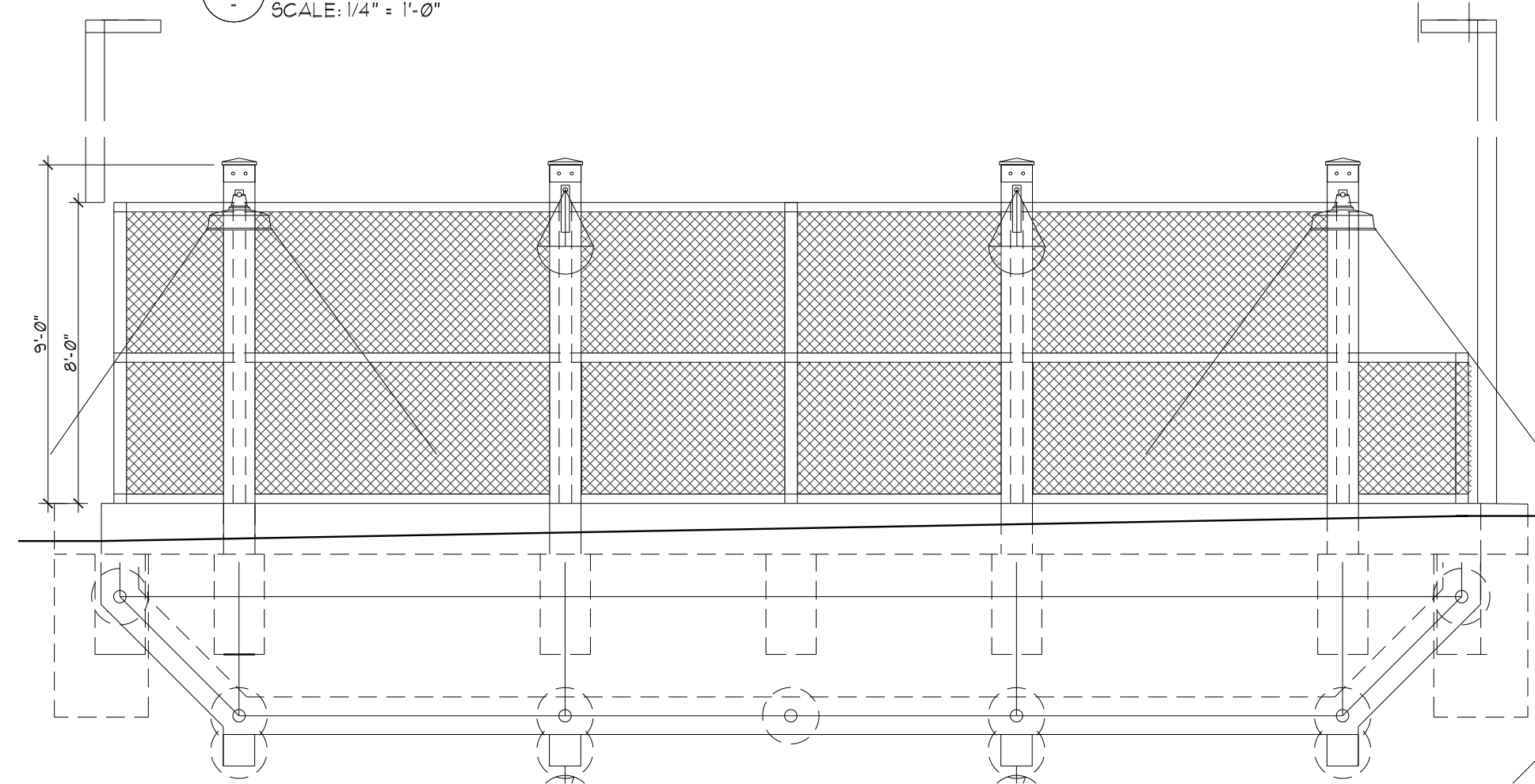
LANDSCAPE PLAN  
SCALE: 1" = 10'-0"



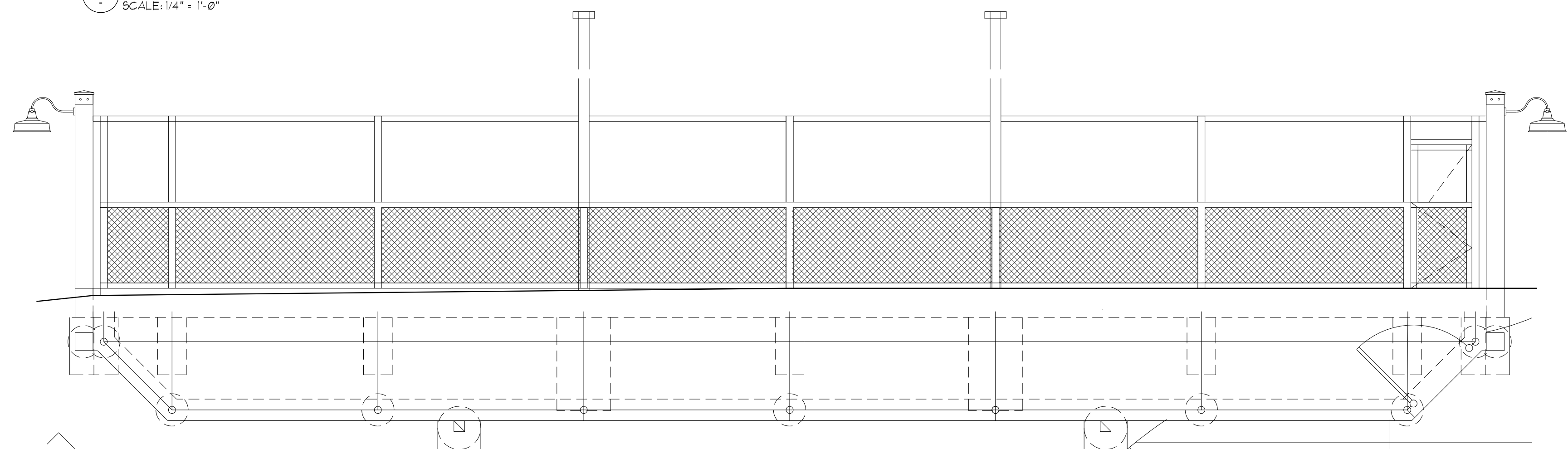
**EAST ELEVATION AND PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"



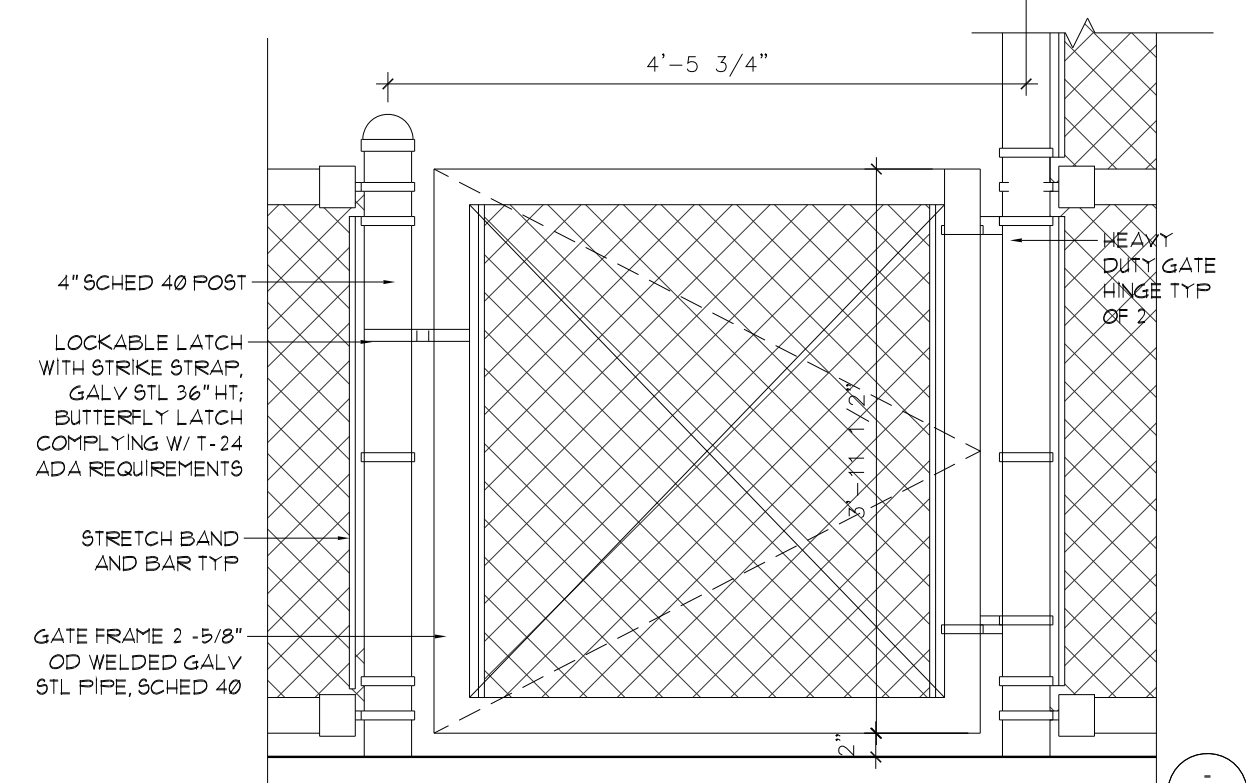
**SOUTH ELEVATION AND PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"



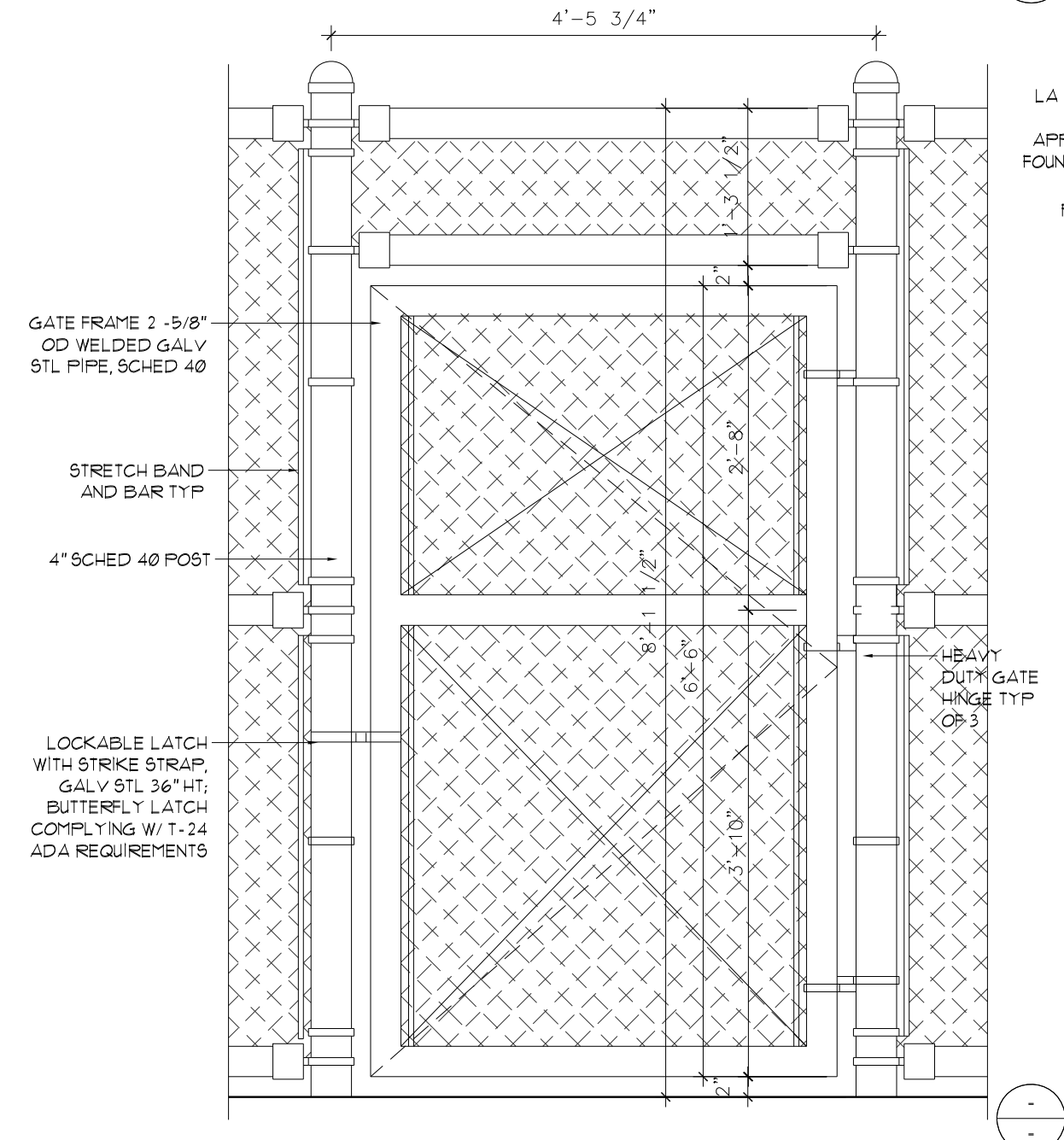
**WEST ELEVATION AND PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"



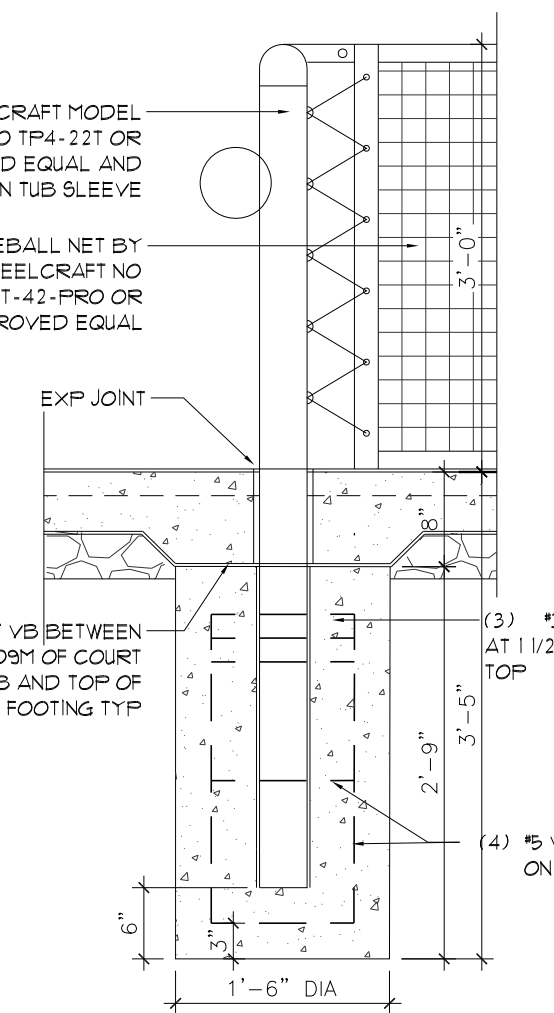
**NORTH ELEVATION AND PARTIAL PLAN**  
SCALE: 1/4" = 1'-0"



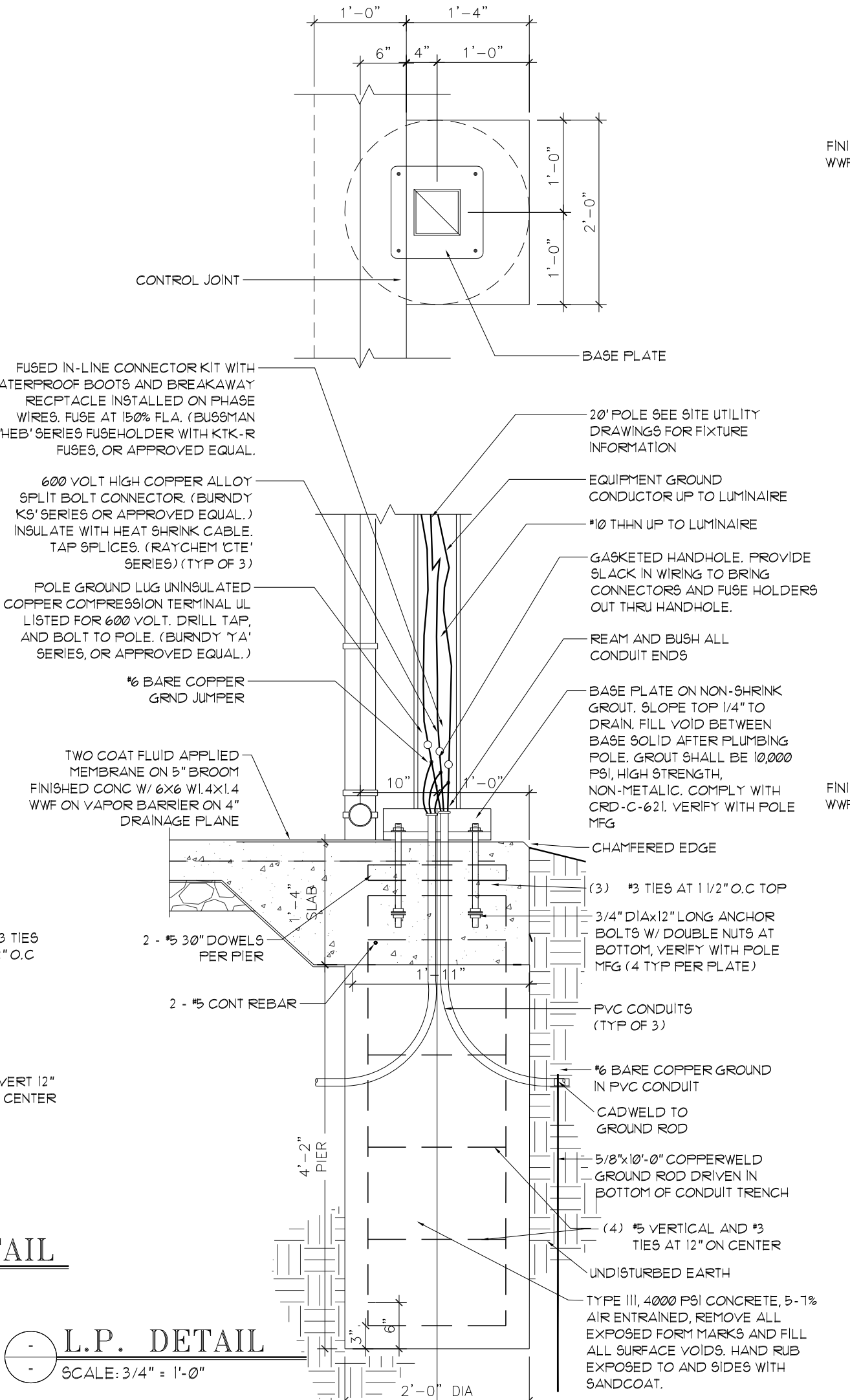
**GATE DETAIL**  
SCALE: 3/4" = 1'-0"



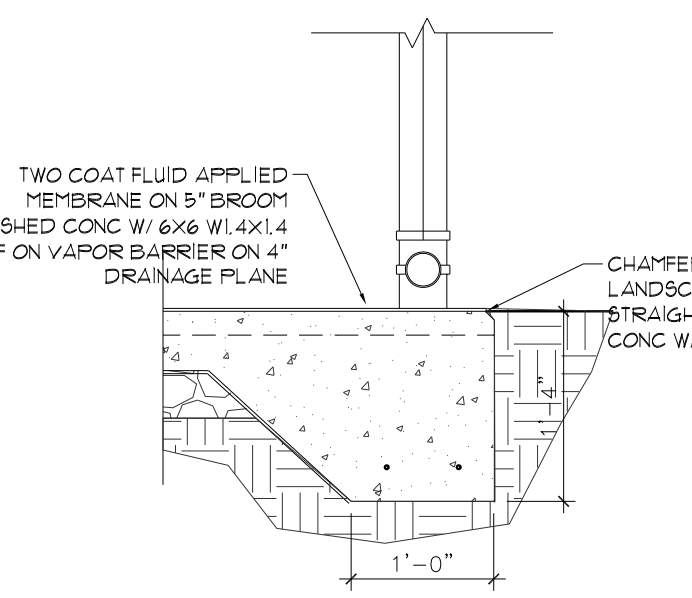
**GATE DETAIL**  
SCALE: 3/4" = 1'-0"



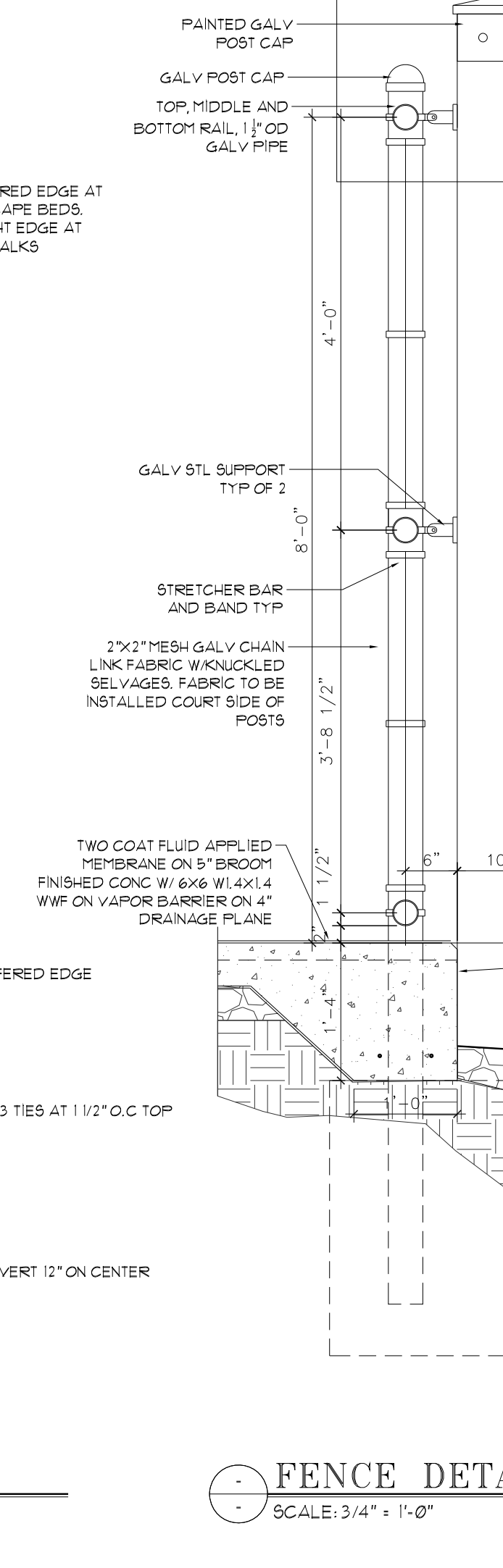
**NET POST DETAIL**  
SCALE: 3/4" = 1'-0"



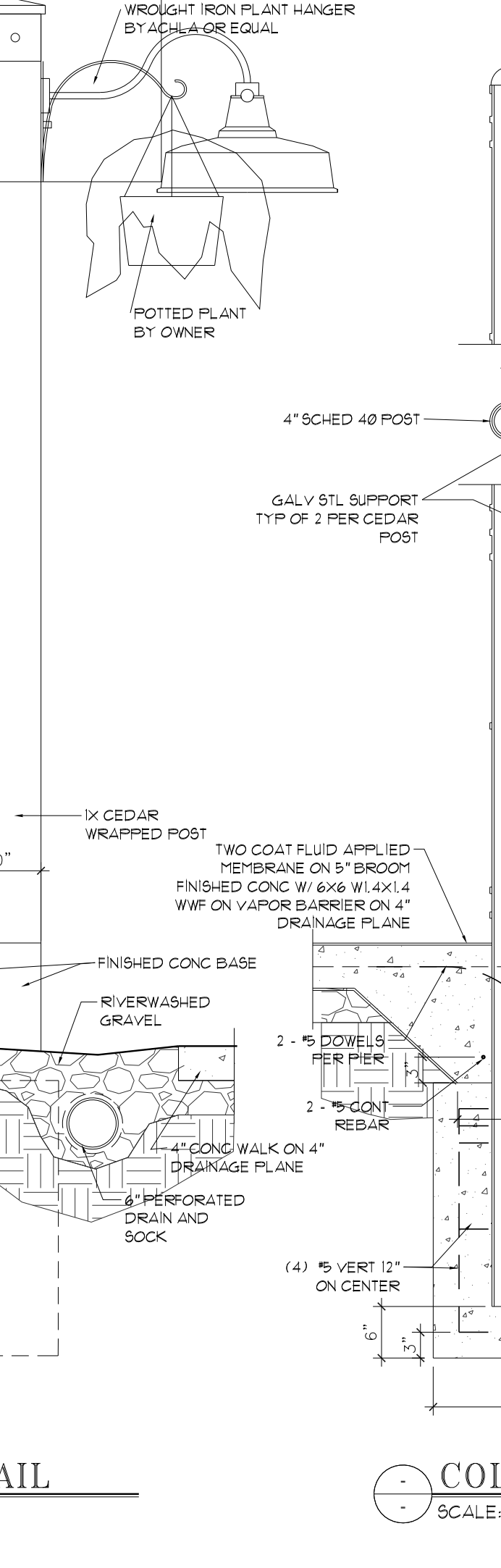
**L.P. DETAIL**  
SCALE: 3/4" = 1'-0"



**FENCE DETAIL**  
SCALE: 3/4" = 1'-0"



**FENCE DETAIL**  
SCALE: 3/4" = 1'-0"



**COLUMN DETAIL**  
SCALE: 3/4" = 1'-0"

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SITE DETAILS		REVISIONS	
Maple Knoll Village-Coventry Pavilion			
600 Maple Trace, Cincinnati, Ohio			
4685 Lovell Drive, Columbus, Ohio 43228 (614) 233-8888			