Coldstream Country Club Accessory Shed Proposal

400 Asbury Road, Cincinnati, OH 45255
Applicant: Coldstream Country Club | Contact: Ross Lorenz, Assistant General Manager

Coldstream Country Club requests approval of two accessory storage sheds serving its existing country club operations under Article 5.4.I.14.b and Article 5.4.J. Stored items will include swimming accessories, tables and chairs, first aid supplies, tennis equipment and holiday decorations. Access will be daily during summer and minimal during the off season. The following responses address each standard identified by Township staff.

Proposed structures

Shed 1: nominal 10 by 16 feet (160 square feet), single-slope roof, with a proposed 12 by 18 foot gravel pad. Shed 2: nominal 10 by 24 feet (240 square feet), gable utility shed with 8-foot walls, with a proposed 11 by 26 foot gravel pad. Both quotes specify painted LP SmartPanel siding, Anonymous (SW7046) wall color, Barn White trim and Weathered Wood shingles. Shed 1 includes 16-inch roof overhangs on all sides; Shed 2 specifies 6-inch front and back overhangs. The applicant reports measured heights at the highest point of 10 feet for Shed 1 and 11 feet for Shed 2. These measurements supplement the manufacturer specifications.

Standard d Property line setbacks

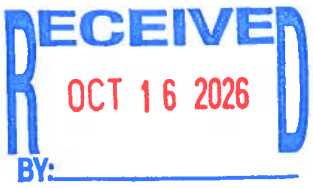
The existing CAGIS-based exhibit lists approximate distances to the southeast, northeast and southwest boundary runs, respectively: Shed 1, 86, 100 and 349 feet; Shed 2, 205, 300 and 105 feet.

Standard f Parking outside the front yard setback

The proposal creates no new parking and does not alter existing parking. Staff will use existing paths to reach the sheds. No new parking is proposed within the front yard setback.

Standard g Direct access to a collector or arterial street

The club will continue to use its existing access from Asbury Road. The Township Ohio Riverfront Area Plan identifies Asbury Road as a collector; staff confirmation of the current classification at the club frontage is requested. No new street access is proposed.



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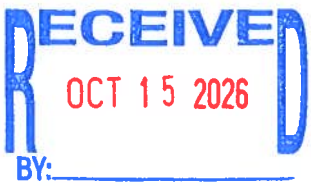
The existing CAGIS-based exhibit lists approximate distances to the southeast, northeast and southwest boundary runs, respectively: Shed 1, 154, 130 and 312 feet; Shed 2, 261, 321 and 105 feet. All listed distances exceed 100 feet.

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Responses to Country Club Standards Continued

Standard h Vehicular use and neighborhood impact

The sheds will use existing club paths and will not change parking or add vehicle access areas. Their function is to support storage for existing activities. Daily summer access and minimal off-season access are anticipated. Using the existing circulation system is intended to minimize additional disturbance to neighboring properties.

Standard n Design and neighborhood compatibility

Both sheds use matching painted panel siding, white trim and shingle roofs. Their modest footprints and residential-style materials are intended to fit the existing club setting and nearby residential character. Shed 2 is screened by an existing tree line, the pool area and the tennis building, as reported by the applicant. Shed 1 has no surrounding planting. No new walls, screens or fences are proposed. Manufacturer drawings and renderings are included as supporting exhibits.

Standard p ii Signage

No signage is proposed for either shed. The project does not request an additional sign under Article 5.5.F.3.

Standard s Exterior lighting

Shed 1 will have electrical power for an interior light only. No exterior lighting is proposed for either shed, and no lighting is currently proposed for Shed 2.

Standard y Intensity of use

The combined nominal building footprint is 400 square feet. The sheds will store accessories, furniture, first aid supplies, tennis equipment and holiday decorations associated with the club's existing operations. Seasonal access will be daily in summer and minimal during the off season. No new parking or circulation areas are proposed. This limited storage function is intended to support the existing recreational use; the Board may evaluate its intensity against the verified tract boundaries, size and configuration.

Responses to General Review Standards

Article 2.12.D.8.a

1 Spirit and intent

The two sheds will provide accessory storage for the existing country club use. Their combined nominal footprint is 400 square feet, and they will use existing paths without changing parking or creating new street access. The request is intended to support the established recreational use through the conditional-use review process. Compliance with property-line setbacks, applicable district requirements and the landscaping buffer remains subject to verification and staff review.

2 No adverse effect

The sheds will store swimming accessories, tables and chairs, first aid supplies, tennis equipment and holiday decorations. Access will be daily during summer and minimal during the off season. No new signs, fencing, parking or vehicle access areas are proposed. Shed 1 will have power for an interior light only; no exterior lighting is proposed. Matching painted panel siding, white trim and shingle roofs are intended to fit the surrounding setting. Shed 2 has existing screening from a tree line, the pool area and the tennis building; Shed 1 has no surrounding planting. These characteristics are intended to limit neighborhood impacts. Shed 1 will require no grading. Shed 2 will require approximately one inch of minor grading, which the applicant reports will not affect drainage. Setback and buffer compliance remain subject to verification.

3 Protection of public services and significant features

The proposal uses existing club circulation rather than adding streets or parking. Existing screening near Shed 2 includes a tree line. Shed 1 will require no grading; Shed 2 will require approximately one inch of minor grading. The applicant reports that this work will not affect drainage. Shed 1 will have power for an interior light only. No trees will be removed. The applicant is not aware of any natural, scenic or historic features that would be affected. The statement of awareness is not a completed environmental or historic review.

4 Consistency with adopted plans

The proposal is intended to support storage for the existing recreational use at Coldstream Country Club. Its limited footprint and reliance on existing circulation are intended to fit the established site use. Article 5.4 identifies country clubs as conditional uses and provides for accessory-structure review. Township staff confirmation of the applicable comprehensive-plan designation, policies and any prior approval conditions is requested so consistency with adopted plans can be evaluated accurately.

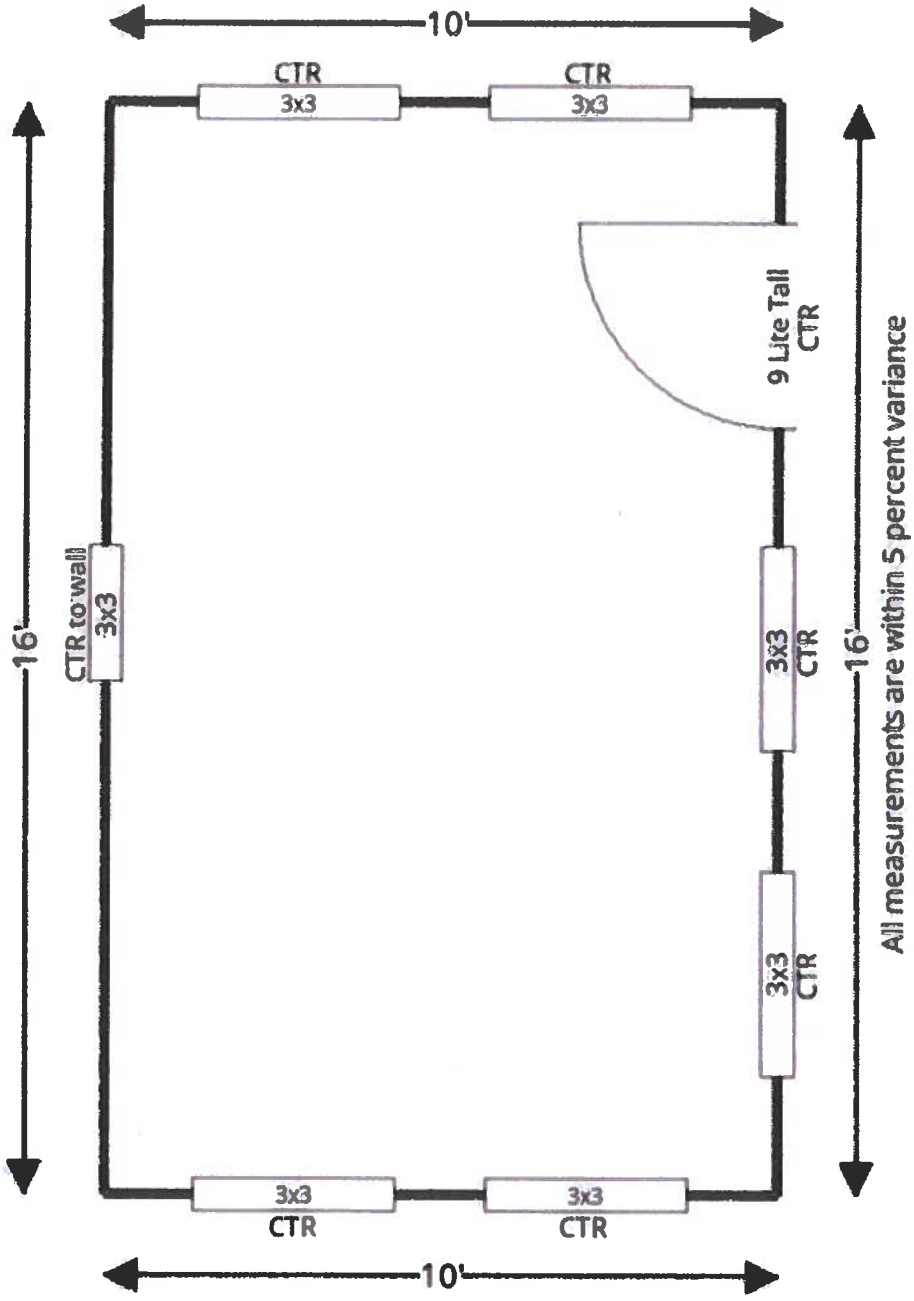
Submitted: 04/10/2025 13:21pm (America/Chicago) by: Don Huber

Old Hickory Buildings, LLC - DRAWING SHEET

Please send along with work order and order sheet on all custom orders - Order Number: 2834804

Sales Lot	**Cincinnati Buildings and Sheds**	**Date**	**04/10/2025**
Customer Name	**ROSS LORENZ**	**Bldg Type/Size**	**Single Slope 10x16**

RIGHT



BACK

FRONT

LOWER WALL IS BACK WALL Roof Slopes Down From Taller Wall on FRONT to Shorter Wall on BACK

LEFT

Customer Signature: _____

Customer agrees that diagram is accurate: changes will be subject to fee.

Submitted: 04/10/2025 13:21pm (America/Chicago) by: Don Huber

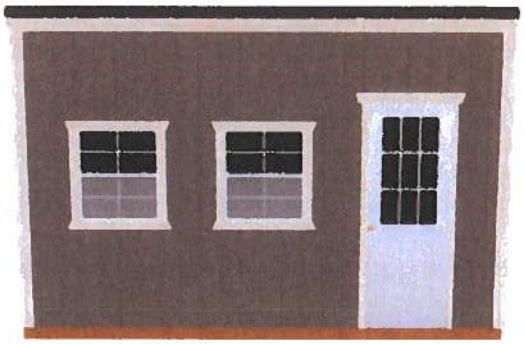












(S: 07/18/2026) R: 07/18/2026 09:35am (America/Chicago) by: Don Huber - #8

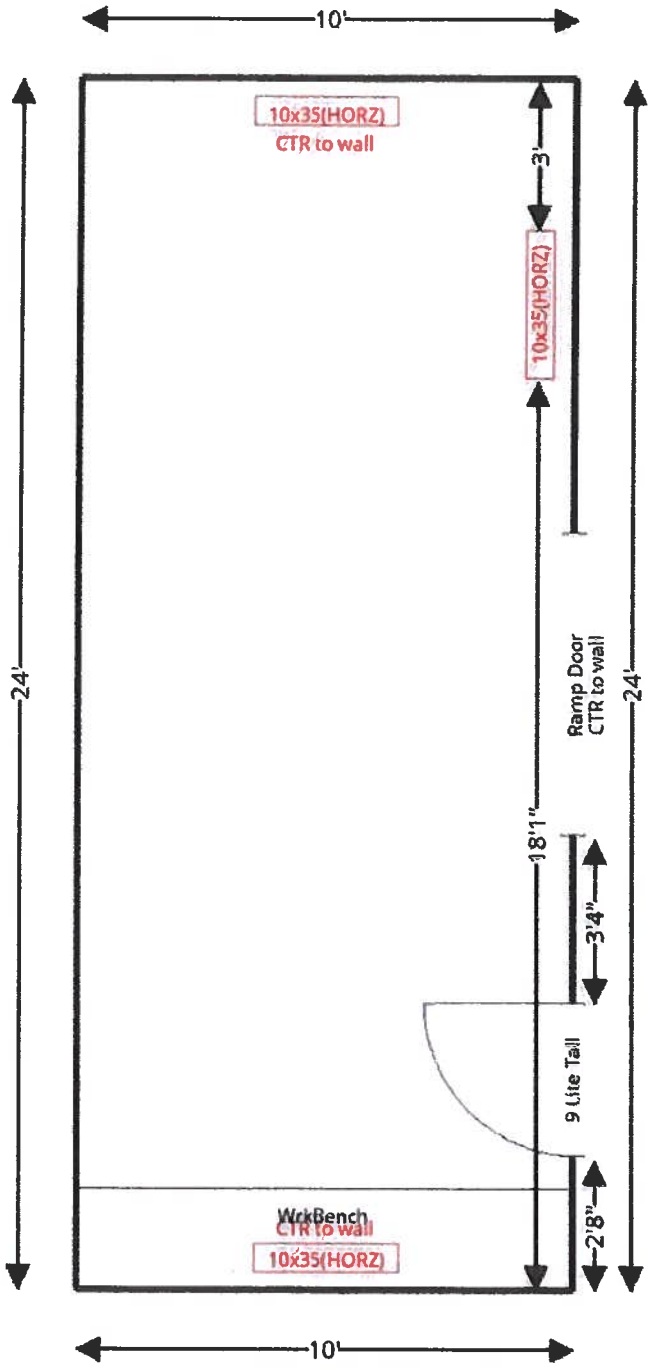
Old Hickory Buildings, LLC - DRAWING SHEET

Please send along with work order and order sheet on all custom orders - Order Number: 5067859

Sales Lot	Cincinnati Buildings and Sheds	**Date**	07/18/2026
Customer Name	Ross Lorenz	**Bldg Type/Size**	8' Utility (8' Walls) 10x24

FRONT

RIGHT



LEFT

BACK

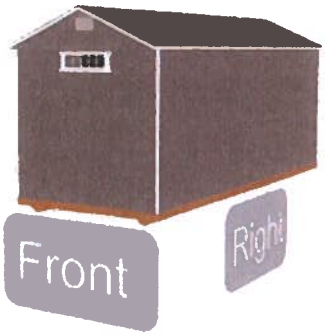
Roof ridge runs from FRONT to BACK

Customer Signature: _____

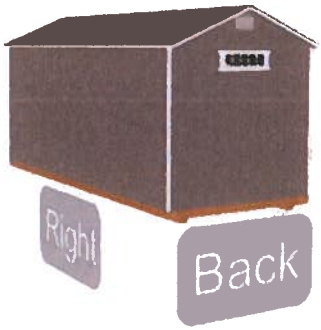
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COLDSTREAM COUNTRY CLUB - ACCESSORY SHED SITE PLAN

BZA Staff Review | October 16, 2026



PROPERTY / APPLICANT

PROPERTY OWNER	Coldstream Country Club
PARCEL	050001900513
ADDRESS	400 Asbury Road
CONTACT	Ross Lorenz, AGM
PHONE	(414) 477-9206
EMAIL	rlorenz@coldstreamcc.com
CERTIFICATE DELIVERY	Email preferred

SHED SPECIFICATIONS

Shed 1: 10 x 16 feet (160 SF)
Single-slope roof; 16-inch overhangs
Proposed gravel pad: 12 x 18 feet

Shed 2: 10 x 24 feet (240 SF)
Gable roof; 8-foot walls
6-inch front and back overhangs
Proposed gravel pad: 11 x 26 feet

BOTH SHEDS
LP SmartPanel painted siding
Anonymous SW7046 walls; white trim
Weathered Wood shingles
Measured maximum heights:
Shed 1: 10 feet; Shed 2: 11 feet

OPERATIONS AND SCREENING
Existing paths and parking retained
No new signs or fencing
Shed 1: interior light only
No exterior lighting; no tree removal
Shed 1: no surrounding planting
Shed 2: existing tree line, pool area and tennis building provide screening
Boundary-buffer compliance unresolved

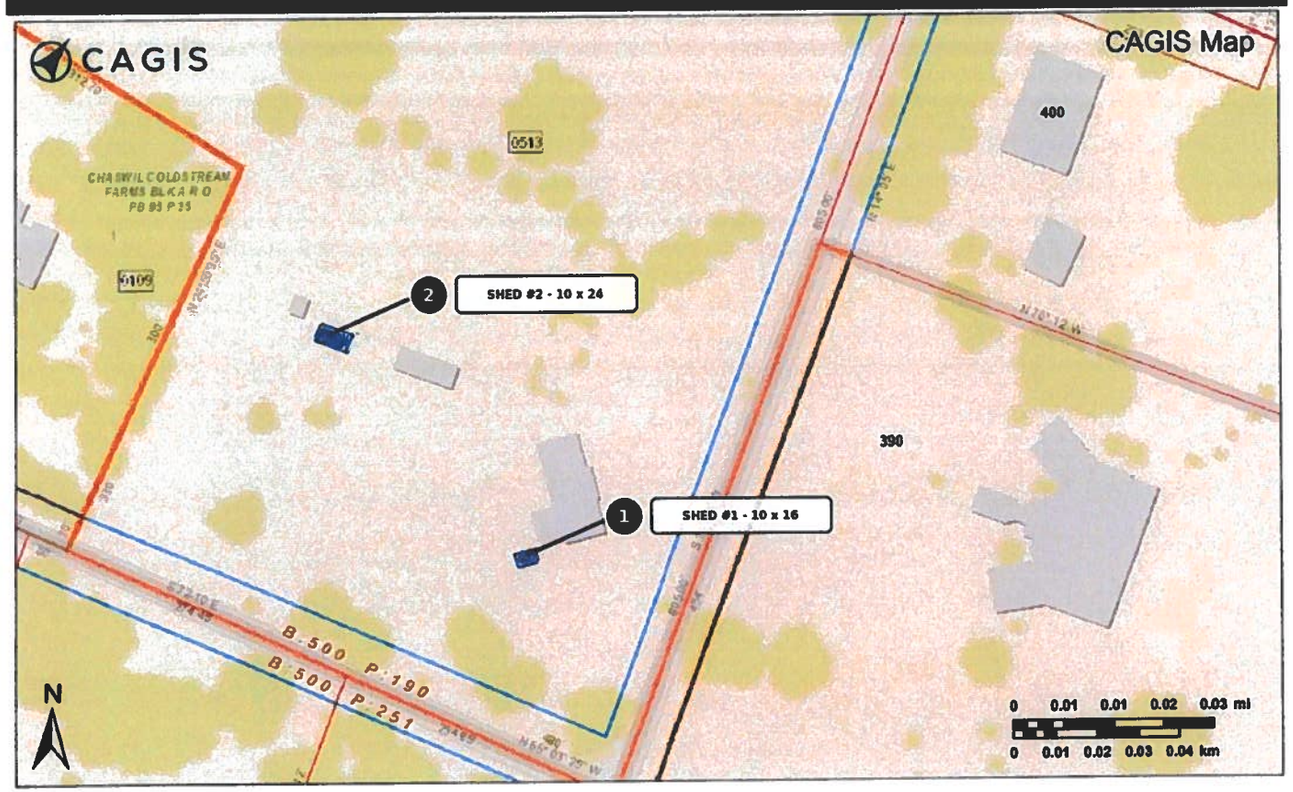
DRAWING
Overall Parcel Plan
Conceptual zoning exhibit - not a boundary survey

MAP BASIS
Hamilton County CAGIS parcel geometry and Esri aerial imagery
Dimensions are GIS-derived approximations; field verification required

SHEET
SP-1 of 2

COLDSTREAM COUNTRY CLUB - SHED LOCATION & SETBACK DETAIL

APPLICANT CAGIS MAP - BLUE SHED MARKINGS ARE CONTROLLING LOCATIONS



APPROXIMATE PROPERTY LINE SETBACKS
Updated CAGIS-based distances - October 16, 2026

Boundary run	Shed 1	Shed 2
Southeast	86 ft	205 ft
Northeast	100 ft	300 ft
Southwest	349 ft	105 ft

Nearest two: Shed 1 - southeast and northeast;
Shed 2 - southwest and southeast.
Shed 1 southeast setback is below the 100-ft standard.
GIS estimates only; verification required.

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Boundary-buffer compliance unresolved

DRAWING
Shed Location and Setback Detail
Conceptual zoning exhibit - not a boundary survey

N

MAP BASIS
Hamilton County CAGIS parcel geometry and Esri aerial imagery
Dimensions are GIS-derived approximations; field verification required

SHEET
SP-2 of 2