Baum Designs
2837 Blackhawk Rd.
Kettering Oh 45420
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DESIGNS

10/29/2026

To Whom It May Concern,

The homeowner (Kevin Hopf) at 8423 Point O' Woods Court, Springboro Oh 45066 has hired me to provide him with construction documents for his 23'-4" wide x 24'-0" deep covered patio addition. During our initial meeting question came up about placement of the covered patio addition due to the rear yard setback requirements for this lot. Below is my determination when taking this information into consideration.

The existing home design limits the placement options for the proposed covered patio addition for the following reasons:

Access to the rear yard from a common area on the 1st floor is only available through the existing great room or kitchen nook areas. The opposite end of the 1st floor of this home contains the kitchen sink window and an enclosed study. Therefore, locating the covered patio in this area would not provide the same level of accessibility or functionality as it would if connected to a common space, i.e. great room or kitchen nook.

Although the kitchen nook is recessed back from the rear of the great room and seems to be a more logical location it is not feasible. Directly above the kitchen nook is a bedroom window that is required for egress of this room. According to the 2019 Residential Code of Ohio Section 310.2.1 & 310.2.2. An egress window must maintain a specific size (net clear opening of not less than 5.7 sq ft, hgt. min 24" and width min 20") & sill height (not more than 44") above the existing floor in order to be considered an egress exit way. If relocating the covered patio to be off the kitchen nook, the roof design of the covered patio would change and need to shed away from the home. With a min. roof pitch of 3:12 this shed roof hits the exterior bedroom wall @ 53" above the 2nd floor which would eliminate the egress for this bedroom.

The homeowner is also experiencing a water drainage issue at the corner of the existing great room bump & kitchen nook due to the water runoff from the roof adjacent to the two-story section of the home. If the placement of the covered patio is off the kitchen nook space and the roof design is changed per the above statement, the water issue is being relocated to the corner of the covered patio & great room where there wouldn't be any gutter for drainage. For us to address this issue in the existing design, I recommend extending a new roof saddle beyond the edge of the existing great room roof to direct water away from this area (see preliminary plans), giving more continuous gutter for the water to drain into. Implementing this solution would require the great room roof to be extended, which is addressed with the new covered patio addition roof.

As a result, I have found that relocating the covered patio off the existing kitchen nook would create design & code compliance challenges that would be considered unsafe and unmanageable in accordance to the 2019 Residential Code of Ohio.

If you have any questions please feel free to reach out. 937-971-9093

Thank you,
Erica Baum

Erica Baum

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CLEARCREEK TOWNSHIP
ZONING DEPT

Gmail

Kevin Hopf <kevin.hopf@gmail.com>

Zoning/Land Sale

1 message

Erinn Kaucher <ekaucher@sycamorecreekcc.org>
To: Kevin Hopf <kevin.hopf@gmail.com>

Thu, Oct 29, 2026 at 11:59 AM

Hi Kevin,

It was good seeing you yesterday. I'm sorry to hear that you're having to go through another zoning request.

As discussed during our conversation back in August with me and Bob, the Club's position remains unchanged. After careful consideration, SCCC is not willing to sell any portion of land owned by the Country Club.

While we understand your interest in acquiring land to help solve your zoning issues, the Club believes it is in the best interest of the membership to maintain consistency regarding requests involving golf course property. We are concerned that making an exception in this instance could establish a precedent for similar requests from other homeowners along the course in the future.

We regret that we are unable to accommodate your request and appreciate your understanding of the Club's position. We wish you the best as you work through the zoning process.

Have a great day!

Erinn Kaucher
General Manager
Sycamore Creek Country Club
937.748.0791 ext. 103
ekaucher@sycamorecreekcc.org

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26-BZA-006 Exhibit 34