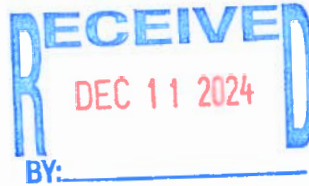


December 9, 2024

Board of Zoning Appeals
Anderson Township
7850 Five Mile Road
Cincinnati, OH 45230



Re; Appeal for relief from compliance with Paragraph 5.2,A,7 of the Anderson Township Zoning Resolution at 204 Eight Mile Road Anderson Township

Dear Board of Zoning Appeals,

As Owners of the 3.33-acre parcel with the address 204 Eight Mile Road in Anderson Township, we respectfully request a variance to the attached non-compliance notice issued the 25th of November 2024 to allow the construction of a swimming pool adjacent to our new home under construction.

We summarize the basis for this request as follows:

1. **Appeal for relief from compliance with Paragraph 5.2,A,7** of the Anderson Township Zoning Resolution April 16, 2020, to allow the construction of an inground swimming pool as an accessory structure adjacent to our new home.
2. **Property Description** – The 3.33-acre parcel is border on the North and East by Woodland Mound Park, on the West by Eight Mile Creek and Eight Mile Road, on the South we have a single neighbor located several hundred feet to the South of the proposed Pool location. Save the footprint occupied to construct the residence we propose to maintain the balance of the property in its natural wooded state.
3. **Proposed Pool Location** – As shown on the attached drawings and plans we propose to locate an 18' x 40' swimming pool to the North side of our new home. The pool area and surrounding deck shall be professionally landscaped and screened as to be fully hidden from view from the public right-of-way (Eight Mile Road).
4. **Hardship Incurred through full compliance with Paragraph 5.2,A,7** – When we consider the topography of the site, hillside soil conditions, and our desire to preserve as much as possible of the existing woodland, we believe our only feasible location to construct a pool is where shown in our appeal documents.
5. **Mitigating Factors** –
 - a. The proposed location is well within setback yard requirements;

- i. Distance of edge of pool coping to North Property Line with Woodland Mound Park – 59 ft
 - ii. Distance of edge of pool coping to East Property Line with Woodland Mound Park – 212 ft
 - iii. Distance of pool coping to West Property Line with Eight Mile Road – 123 ft
 - iv. Distance of edge of pool coping to South Property Line with nearest neighbor on Eight Mile Road – 299 ft
 - v. Distance of edge of pool coping to residence of neighbor to the south on Eight Mile Road – in excess of 600 ft
- b. Where proposed the pool will be hidden from view from both Eight Mile Road and our neighbor to the South.
 - c. Landscape retaining walls and existing woodland shield the pool from view from the park areas to the North and East.
 - d. We have made a significant investment in our new home's architecture and the pool shall complement the quality of construction of the home.
 - e. The proposed location allows for the preservation of natural woodland habitat to the East of our home.

For reasons above we request that the Board consider a variance to **Paragraph 5.2,A,7** to allow the construction of the inground pool to proceed as proposed. A variance to the Zoning Resolution would allow reasonable use of our property that will not be detrimental to the public welfare.

We plan to attend the next Board meeting to provide additional information, answer any questions, or address concerns. Please feel free to contact us at the phone numbers or emails should you require any further details or documentation regarding this matter.

Thank you for your time and consideration of this appeal. We look forward to your response and the opportunity to present our case to the Board.

Very truly yours, Stay safe, Stay well



John E. Albers, AIA | CEO

Albers Management & Design Services, LLC

35 Springfield Pike

Cincinnati, Ohio 45215 USA

Direct: 1+ 513-543-0020

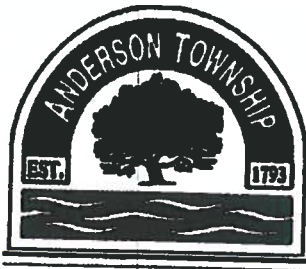
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Linda Susan Albers
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Anderson Township

Anderson Center

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

Phone: 513.688.8400

AndersonTownship.org

AndersonCenterEvents.org

**NOTICE OF REFUSAL
ZONING CERTIFICATE**

OWNER: John & Linda Albers
204 Eight Mile Rd
Cincinnati, OH 45255

APPLICANT: Same

Your application on November 21, 2024 for a zoning certificate for a pool, size 40' x 18', located in the front and side yards per drawing attached at the premises designated as 204 Eight Mile Road, (Book 500, Page 103, Parcel 18), Zoned "AA" Residence, Anderson Township, is hereby refused on this 25th day of November, 2024, under Article 5.2, A, 7 of the Anderson Township Zoning Resolution for the reason(s) that:

Article 5.2, A, 7 – In part.....accessory buildings or uses which are not a part of the main building shall be located in the rear yard and not less than three (3) feet from the rear and side lot lines.

November 25, 2024
Date



Eli Davies
Planner I

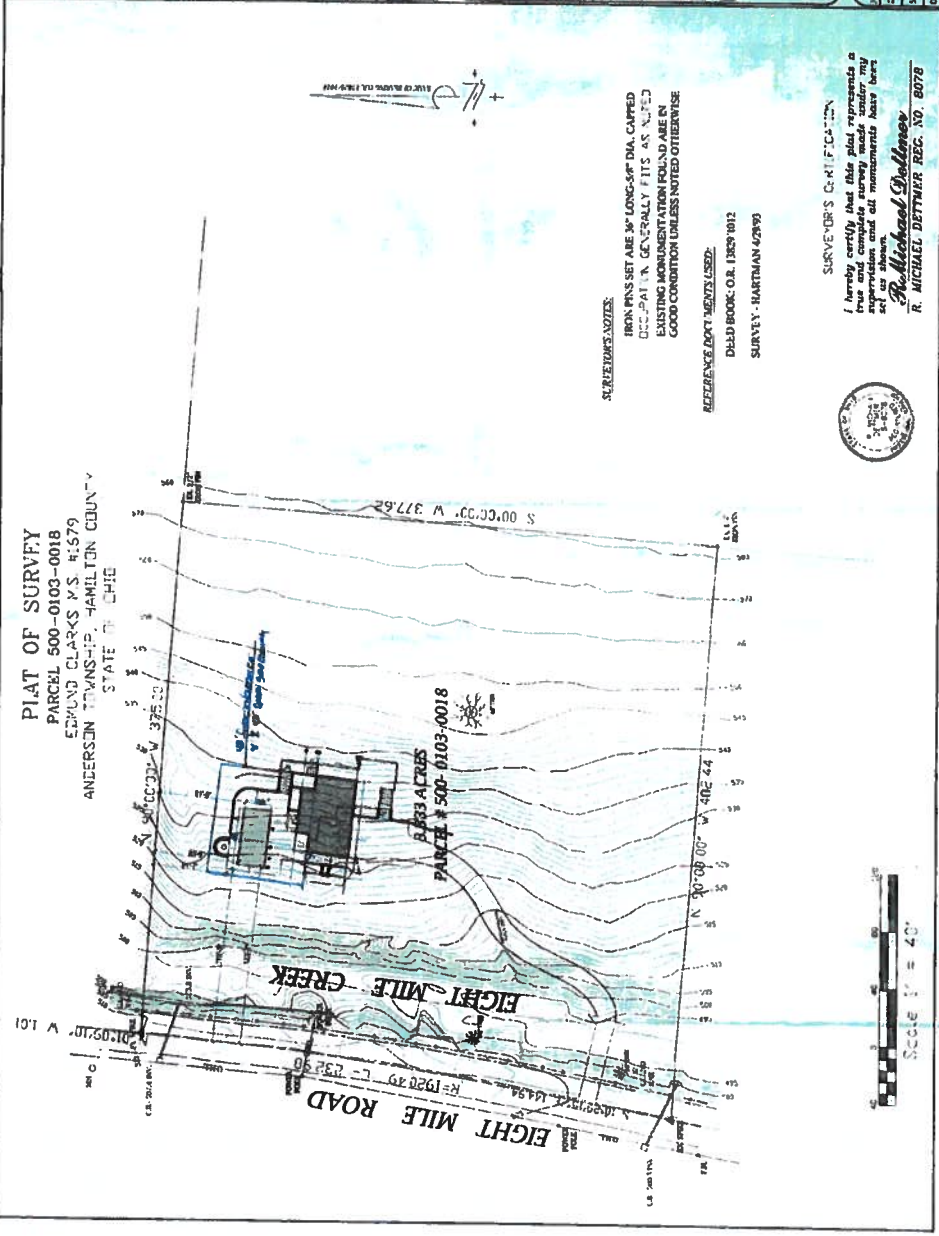
Note: Any appeal made from this refusal must be filed with the Anderson Township Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact Anderson Township Land Use Administrator at (513) 688-8400.

NO.	DATE	REVISIONS

JOHN & LINDA ALBERS
#204 EIGHT MILE ROAD
CINCINNATI, OHIO 45255

DETTMER

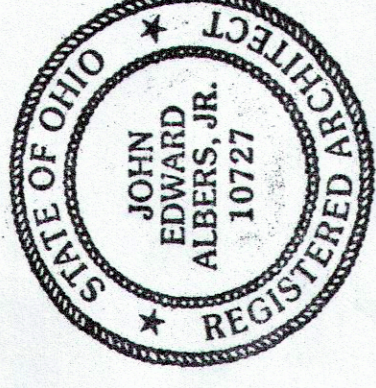
DATE: 3/21/2018
SCALE: 1" = 40'
DRAWN BY: BMD



RED ROCK Builders

7199 Kenneth Ct
Okeana, OH 45053
Timothy Aker
(513) 378-8200

ARCHITECT



John E Albers Jr, AIA
35 Springfield Pike
Wyoming, OH 45215
1.513.543.0020

LEACREST
EAST

204 Eight Mile Road
Anderson Township
Ohio
45255

REV 1 12.11.24 ZONING VARIANCE APPLICATION

MARK DATE DESCRIPTION

MODEL FILE:
JEA Site Plan 11.20.24.rvt
DRAWN BY: MP
COPYRIGHT:

SHEET TITLE

SITE PLAN

BZA-1



BIRDSEYE VIEW



STREETVIEW 1



STREETVIEW 2

REVISIONS	DATE	BY

JOHN & LINDA ALBERS
#204 EIGHT MILE ROAD
CINCINNATI, OHIO 45255

DETTMER
SURVEYING
4069 BRANBLE COURT, OHIO 45011 (513) 742-9890
www.dettmer.com

JOB No. 20190032
DATE: 3/07/2019
SCALE:
DRAWN BY: RMD

