

Frank Schreier & Cecilia Cook
1938 Wanninger Rd.
Cincinnati, Ohio 45255



Anderson Township Board of Zoning Appeals
7850 Five Mile Rd
Cincinnati, Ohio 45230

4/6/2024

Justification Letter for Zoning Variance

Dear Board,

This letter is in response to the "Notice of Refusal" issued April 1st, 2024 to our application dated March 28th, 2024.

- Based on Article 3.5,C,2,a – In partThere shall be a front yard having a depth of not less than thirty five (35) feet.

See the "Notice of Refusal" attached.

Also Attached are our responses to section 2.12/2.12 B Township board of Zoning Appeals.

Also attached are the plot plans, Elevations of the proposed addition and some governmental utilities maps.

To make the single family dwelling livable for the aging tenants the laundry room must be moved to the upstairs level from the basement. (see responses to 2.12B). All the reasonable avenues to accomplish this have been considered and the only viable option will encroach on the setback by 5-7 feet with a garage. There will still be a front yard (of over 65 feet) for over 130 feet of the property except the 25 feet the garage will extend the 5-7 feet over the set back. There will still be a driveway of 43 feet.

Please review our request for a variance. We are looking forward to your favorable considerations.

Thank You,

Cecilia Cook & Frank Schreier

Cecilia Cook & Frank Schreier

1938 Wanninger Lane.



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: Frank Schreier
1938 Wanninger Ln
Cincinnati, OH 45255

APPLICANT: Same

Your application of March 28, 2024 for a zoning certificate for a 26' x 21' addition to the front of the existing residence, per the drawing attached, at the premises designated as 1938 Wanninger Lane, Book 500, Page 132, Parcel 51, Zoned "B" Residence, Anderson Township, is hereby refused on this 1st day of April, 2024, under Article 3.5, C, 2, a of the Anderson Township Zoning Resolution for the reason(s) that:

Article 3.5, C, 2, a – In part.....There shall be a front yard having a depth of not less than thirty-five (35) feet.

April 1, 2024
Date

Stephen Springsteen
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.

Frank & Cecilia - 1938 Wanninger Lane

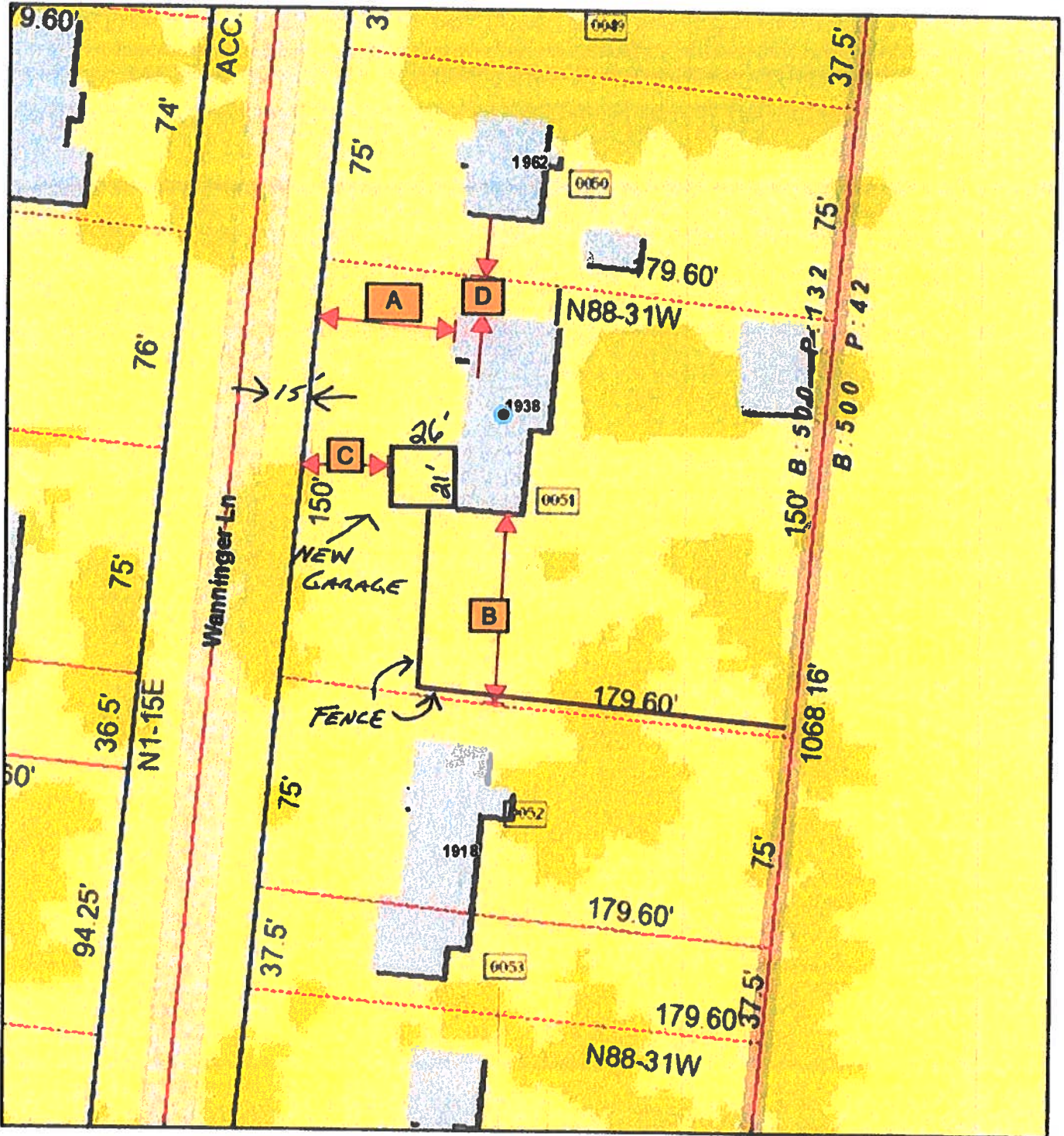
Item 1 – Ref article 2.12.D

- i. The additions to the house will allow the owners, Frank Schreier & Cecilia Cook, to create a single floor living space by moving the laundry room upstairs from the basement.
 - a. Cecilia is an International Flight Attendant of 30 years. The occupation has been hard on her Knees requiring (2) knee surgeries and one knee replacement. This makes walking stairs very difficult.
 - b. Cecilia has had (3) traumatic Brain Injuries from her employment causing some cognitive difficulties with eye / hand reactions again making the navigation of stairs dangerous for her
 - c. It will also add value to the home by increasing living space by 1 bedroom.
 - d. The beneficial use will not change from a single residential property.
- ii. The variance is not substantial but will substantially improve the lives of the owners.
 - a. Only requires encroachment of the set back by 5-7 feet and only 25 feet in length parallel to the street.
 - b. Frank & Cecilia are both 63 years old and intend to stay at this location as long as possible.
 - c. They need single floor living space.
- iii. The essential character of the neighborhood will not be altered.
 - a. The exterior medians of the house will match the existing house and the neighborhood (see architects' elevations).
 - b. The house sets off to one side of the property (because of 5-foot drop in elevation) and the addition is on the side of the house away from the nearest neighbor and the other neighbor is over 75 feet away from the proposed addition.
 - c. The existing Garage floor is 2 feet lower than the living space
 - d. The new peaks will match the higher peaks on the neighbors' houses on either side.
- iv. The variance will not affect any delivery of governmental services.
 - a. See drawing from sewer district – sewer is across the street from the addition
 - b. The water is well within the 15 feet from road to property line.
 - c. Electric and cable are overhead.
- v. The owners purchased the property knowing they wanted to add the garage for an upstairs laundry and knowing that there was a set back but they did not know the addition would encroach a few feet on the set back.
- vi. There are no other easy alternatives to this request.
 - a. Adding on the rear of the house would make sewer and water extremely difficult and financially unfeasible.
 - b. The side of the house has a 3–4-foot drop in elevation make the addition difficult and financially unfeasible.

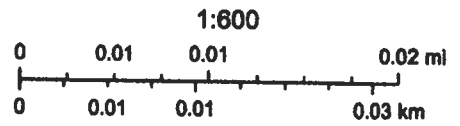
Frank & Cecilia - 1938 Wanninger Lane

- c. Two extremely large Oak trees that again would make the addition difficult and financially unfeasible and ecologically unfriendly.
- vii. The spirit of zoning requirements will not be adversely affected by the variance.
 - a. The addition would only encroach the setback by 5-7 feet and only for a 25-foot-wide area.
 - b. The driveway approaching the house will still be 43 to 45 feet long allowing any governmental services room to work in the area if ever required.

CAGIS Map



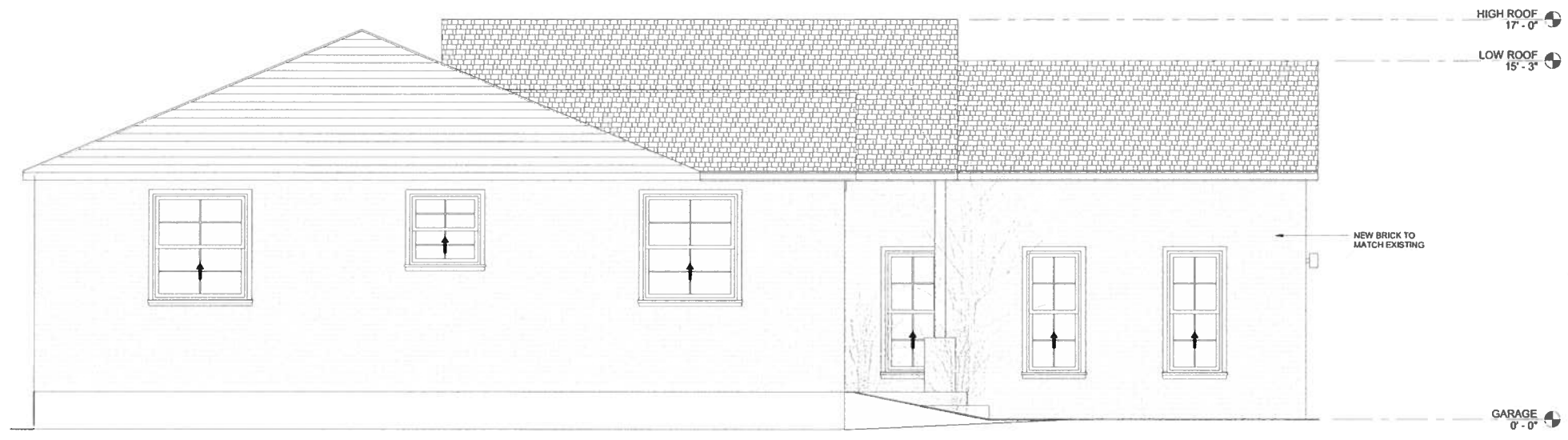
3/28/2024, 1:28:54 PM



- A = 65'
- B = 77'
- C = Approximately 28'
- D = 15'

FRANK Schreier e
 Cecelia Cook
 1938 WANNINGER LN.

CAGIS



2 NORTH ELEVATION
3/8" = 1'-0"



1 WEST ELEVATION
3/8" = 1'-0"

This drawing is the property of Frank and Candice and is not to be reproduced or copied in whole or in part. It is only valid for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request. Issues as noted herein are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown herein and at once report to the Architect any error, inconsistency or omission he may observe.

Revisions:

Mark	Date	By	Description
△			
△			

DESIGN DEVELOPMENT (NOT FOR CONSTRUCTION)

HOUSE ADDITION
1938 WANNIGER LN
CINCINNATI, OH 45255

HOUSE ADDITION
1938 WANNIGER LN
CINCINNATI, OH 45255
PROJECT #
DATE ISSUED 3/1/22

EXTERIOR
ELEVATION

A102



2 NORTH ELEVATION
3/8" = 1'-0"



1 WEST ELEVATION
3/8" = 1'-0"

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It is to be returned when requested. Scales as stated herein are valid on the original drawing only. Contractor shall carefully review all dimensions and conditions shown herein and at once report to the architect any error, inconsistency or omission to the drawing.

Revisions:

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△			
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DESIGN DEVELOPMENT (NOT FOR CONSTRUCTION)

HOUSE ADDITION
1938 WANNIGER LN
CINCINNATI, OH 45255

HOUSE ADDITION

1938 WANNIGER LN
CINCINNATI, OH 45255

PROJECT #
DATE ISSUED 3/1/2011

EXTERIOR
ELEVATION

A102



From: Hamilton County Public Health <website@hamiltoncountyhealth.org>
Sent: Wednesday, February 14, 2024 1:42 PM
To: Samet, Mike <Mike.Samet@hamilton-co.org>; Kesterman, Greg <greg.kesterman@hamilton-co.org>; Davidson, Craig <craig.davidson@hamilton-co.org>
Subject: New submission from Questions

Name

Frank Schreier

Email

frank@gcimetals.com

Phone

(937) 750-5060

Question

1938 Wanninger Ln in Anderson TWP.
Are there records of where the septic system is buried on this property and where can I find out where the sewer lines are located for this property?



Felicia Erwin

Director of Water Quality

Hamilton County Public Health

p: 513.946.7846 f: 513.946.7890

a: [250 William Howard Taft Rd.](#)
[Cincinnati, OH 45219](#)