

ZONING APPEAL-REQUEST FOR VARIANCE



Submitted by: Steven and Jovi Self, property owners

Address: 7080 Hunley Rd., Anderson Township, Ohio 45244

- I. This zoning appeal is being submitted due to the denial of a zoning certificate. When the property owners moved in, the accessory building was already installed and located in the only feasible location. The backyard is too narrow to for the accessory building to get back there and has no flat spots wide enough to house the accessory building without being on a slant. The accessory building will also consume much more than 30 percent of the rear yard. The home was built in 1880 with a forest covering the rear yard.
- II. Steven and Jovi Self are the property owners and submit this appeal without representation.
- III. The property owners submit a site plan and photos for consideration of the requested variance.

1. **Statement of Fact and Reasons for the Granting of the Appeal-** The property owners wish to keep the accessory structure for use as a common shed. The home was built before cars were invented and has no garage. The property owners also own the lot next to 7080 Hunley Rd, known as 7082 Hunley Rd. There is only grass and at least 100 feet from all boundary lines of other property owners. The home sits on almost two acres of land and does not ruin or alter the aesthetics of how a normal home with a shed should look.

2. **Reference to Anderson Township Zoning Resolution Section Subject to the Appeal-**

This appeal is to obtain a variance from section 5.1 (A), (7), of the Anderson Township Zoning Resolution. Specifically, the resolution requires the accessory building to be in the rear yard and not less than three (3) feet from the rear and side lot lines. An accessory building or use which is not part of the main building shall not occupy more than thirty (30) percent of the required rear yard and shall be located not less than sixty (60) feet from any front lot line, except on corner or double frontage lot where the accessory building or use need only be outside the front or side yard setback area. Currently, the accessory building is on the side yard due it not being able to fit in the rear yard. The accessory unit is 3 feet or more from side lot line, which property owners own both, and over 100 feet from all lot lines of other property owners.

3. **Standard for consideration of Approving the Variance-**

- a. The accessory building WILL yield a reasonable return and the variance is NECESSARY to have the unit on an almost 2-acre plot of land with no other reasonable place to relocate. The unit also greatly improves the homes aesthetics as there is nothing but an empty lot next to our first lot.
- b. The variance in this instance is NOT substantial. The variance is simply to allow the property to have some sort of outside storage facility as there is no garage or room in the rear yard. The home was built in 1880, long before the zoning resolution was enacted.

c. The essential character of the neighborhood WILL NOT be substantially altered nor will neighboring properties neighboring properties be affected by issuing this variance. Issuing the variance will allow the homes aesthetics to be greatly enhanced visually as it matches perfectly with the home and makes the large 2-acre area look less barren, while also increasing the homes property value.

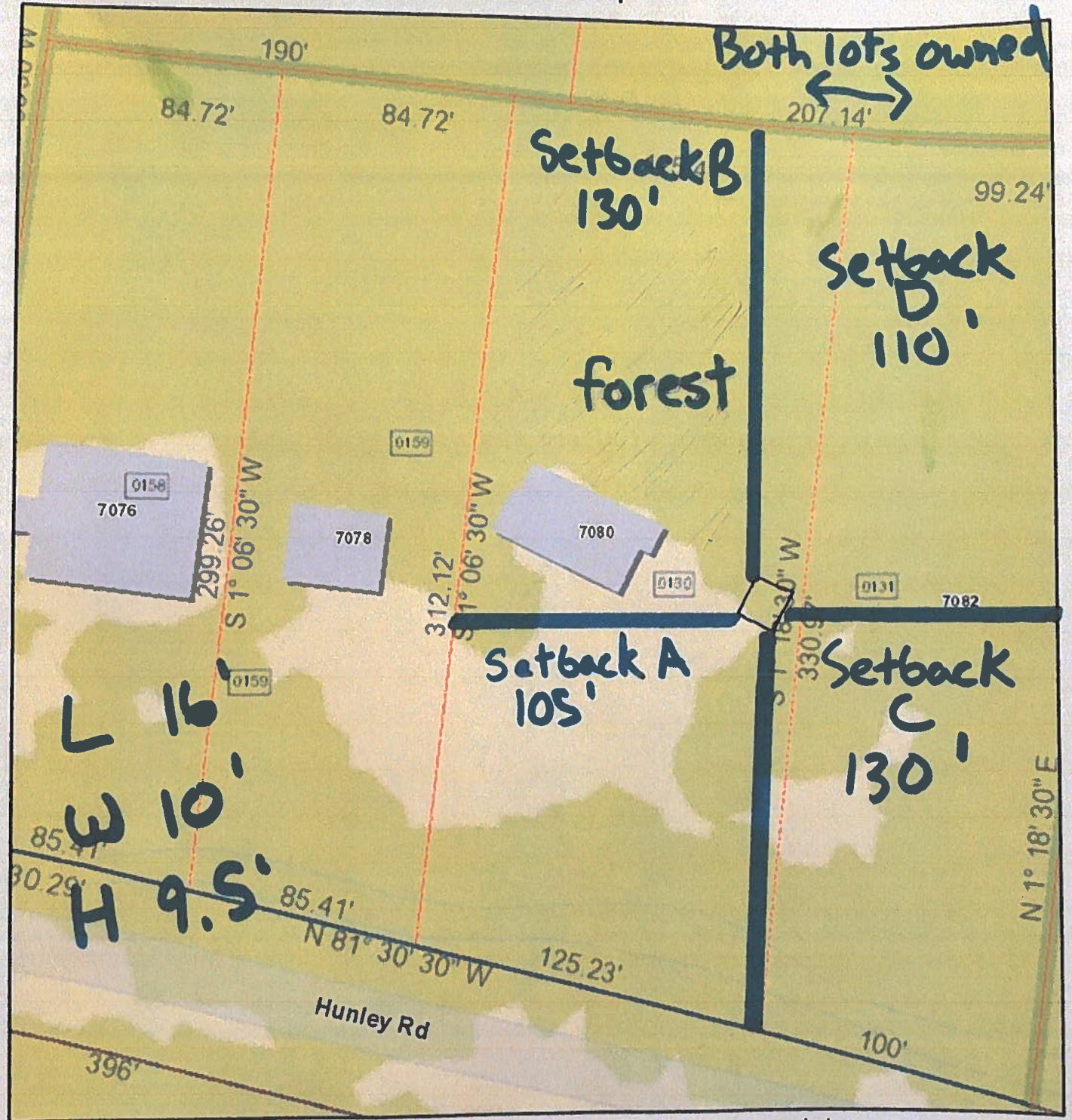
d. The variance WILL NOT adversely affect the delivery of governmental services.

e. The property owners DID NOT purchase this property with knowledge of the current Zoning Resolution.

f. The variance IS NECESSARY to permit the property owners to increase the useability, aesthetics, and property value of the home.

g. The spirit and intent of the Zoning Resolution and setback requirement WILL be observed, and substantial justice WILL be done by granting the requested variance, as there is sincerely no other place to put the accessory unit.

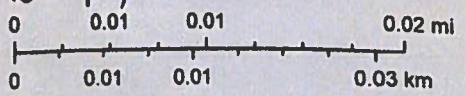
CAGIS Map



4/10/2024, 6:37:51 PM Located on right side yard next to empty lot 1:600

Steven Self 480 747 5388 steveself13@icloud.com
Jovi Self 623 414 5880 Joviac88@icloud.com

IF approved, we will pick up zoning certificate



CAGIS



