



William K. Witschger
417 Van Vista Dr.
Cincinnati, OH 45244

June 11, 2024

Anderson Township Board of Zoning Appeals
Anderson Center
7850 Five Mile Rd.
Anderson Township, OH 45230

To Whom It May Concern:

I am writing to appeal the zoning decision regarding the property located at **417 Van Vista Drive Cincinnati, Ohio 45244**. I am seeking to be granted a variance and approval regarding the garage on the property. The garage addition in question has been an integral part of the property since 2008, and I am seeking to rectify any zoning issues that have arisen.

I purchased the home and property in 1996. At that time, the original detached garage was already present on the property. In 2008, a 15' x 24' addition was completed on the original garage bringing it to its current state. The garage addition was constructed without a permit in 2008, and I am seeking to rectify this oversight through the appropriate channels.

In May of 2024, I completed an application for a zoning certificate for the 15' x 24' addition to the existing detached garage. I received a Notice of Refusal on May 13, 2024 due to the fact that the detached garage is technically in my side yard and not the rear. However, I would like to again point out that the original detached garage, present before my purchase of the property in 1996 and therefore prior to my addition in 2008, was already located in the side yard of the property. I estimate that the original garage was built in the early-mid 1980s.

My addition ensured this detached garage was a useful and integral part of my property for essential storage as I store tools, machinery as well as all of my additional hobby woodworking supplies in this garage. In addition, this garage also functions as my workshop for my hobby.

Within the Notice of Refusal, I received a letter from Mr. Stephen Springsteen outlining two viable options for the garage to be able to be kept. One option was to appeal and the other being to attach the garage to the house. Appealing was not my first decision, however after speaking with Zoning, there were other challenges that would be detrimental to the property and myself, as the property owner. Attaching the garage would also mean that I would then have to comply with the 60' rear lot property line allotment. To this, I come up short approximately 5' meaning that the garage would then have to be renovated and cut into the rear of the garage to shorten it. This would cause undue hardship and again be detrimental to the property and its value.

It is again important to note that the garage addition has been in existence for well over a decade, with the original detached garage being in existence for at least over 2 decades, without any objections from neighbors or local authorities. In fact, the garage is surrounded on the other side, up to and beyond the property line by a natural berm of trees, brush and weeds and located 36' from the property line and about 180' from the neighbor's house making it challenging to see. It serves as essential storage space and contributes to the functionality and value of the property. In addition, any modifications required to bring it into compliance with current zoning regulations would impose undue hardship and financial burden as well as being impactful to me losing my ability to be able to enjoy my hobby of woodworking as a retired Anderson Township resident and tax payer.

I am fully committed to ensuring that the garage addition meets all necessary zoning requirements. However, bringing it into compliance retroactively would pose significant challenges and financial burden. Therefore, I am seeking a variance to allow the garage addition to remain on the property as is.

I understand that variances are granted under specific circumstances, and I believe that the addition adds value to and allows for beneficial use of the property by adding the essential storage and the hobby woodworking shop which should warrant such consideration. I am more than willing to work closely with the zoning board to address any concerns and ensure that the variance, if granted, does not compromise the integrity of the neighborhood or violate any zoning principles.

In conclusion, I respectfully request that the zoning board reconsider its decision and grant a variance for the garage addition on my property. Your understanding and assistance in resolving this matter are greatly appreciated.

Thank you for your time and consideration.

Sincerely,

William K. Witschger

417 Van Vista Drive

CAGIS Map



10/24/2022, 12:53:40 PM

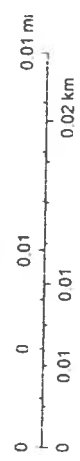
Property Boundaries

Pool to be removed

Wood deck - approx. 30' x 20'
(3' from property line)
TO be moved to property line

William Witschger
417 Van Vista Drive
513-378-4903 (text only)

1:300



CAGIS

CAGIS User
CAGIS