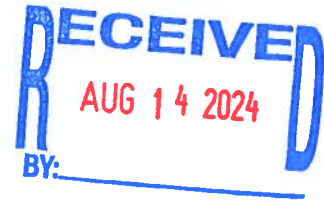


August 7, 2024

Anderson Township Board of Zoning Appeals 7860 Five Mile Road
Anderson Township, OH 45230



Dear Members of the Board of Zoning Appeals,

I am writing to formally request a zoning variance to place an 18' foot above ground pool with decking around 2 sides. This variance is required due to the properties double frontage layout there is no area with the required setbacks.

A 6' privacy fence was approved on the back of the house facing Woodruff. Its height would block the view of the pool and deck from neighbors across the street. A partial 6' fence (previously granted a variance) on the side of the house and trees block the view from neighbors on Pickwick. Trees and bushes block the view from the neighbor at 759 Pickwick.

Below you will find the seven criteria used to evaluate a zoning variance request and the argument for each.

i. The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

Above ground pools are considered accessory structures so do not add to or subtract from the property value.

ii. The variance is substantial;

The variance is not substantial as the pool and deck will not be visible to neighbors on Woodruff or Pickwick due to fencing, trees and bushes.

iii. The essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;

There are many properties in the Township that have pools close to the edge of their properties that are visible, mine is not. Therefore, this request would be in character with the neighborhood.

iv. The variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);

This variance would not have any effect on the delivery of governmental services.

v. The property owner purchased the property with knowledge of the zoning restrictions;

The owner purchased the property without realizing the double frontage issue. She has small grandchildren she cares for on occasion and had always planned to add a small pool and deck.

vi. The property owner's predicament can be feasibly obviated through some method other than a variance;

Due to the size and the layout of the lot (double frontage) there is no other place to put the pool and deck.

vii. The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

The purpose of the zoning code is: For the purpose of promoting health, safety, morals, comfort or general welfare; to conserve and protect property and property value. This pool would promote the owner's happiness, comfort and ability to utilize her backyard as she planned when the property was purchased.

Should you have any questions, please do not hesitate to contact me at 513-828-9944. Thank you for your thoughtful consideration of this request.

Sincerely,

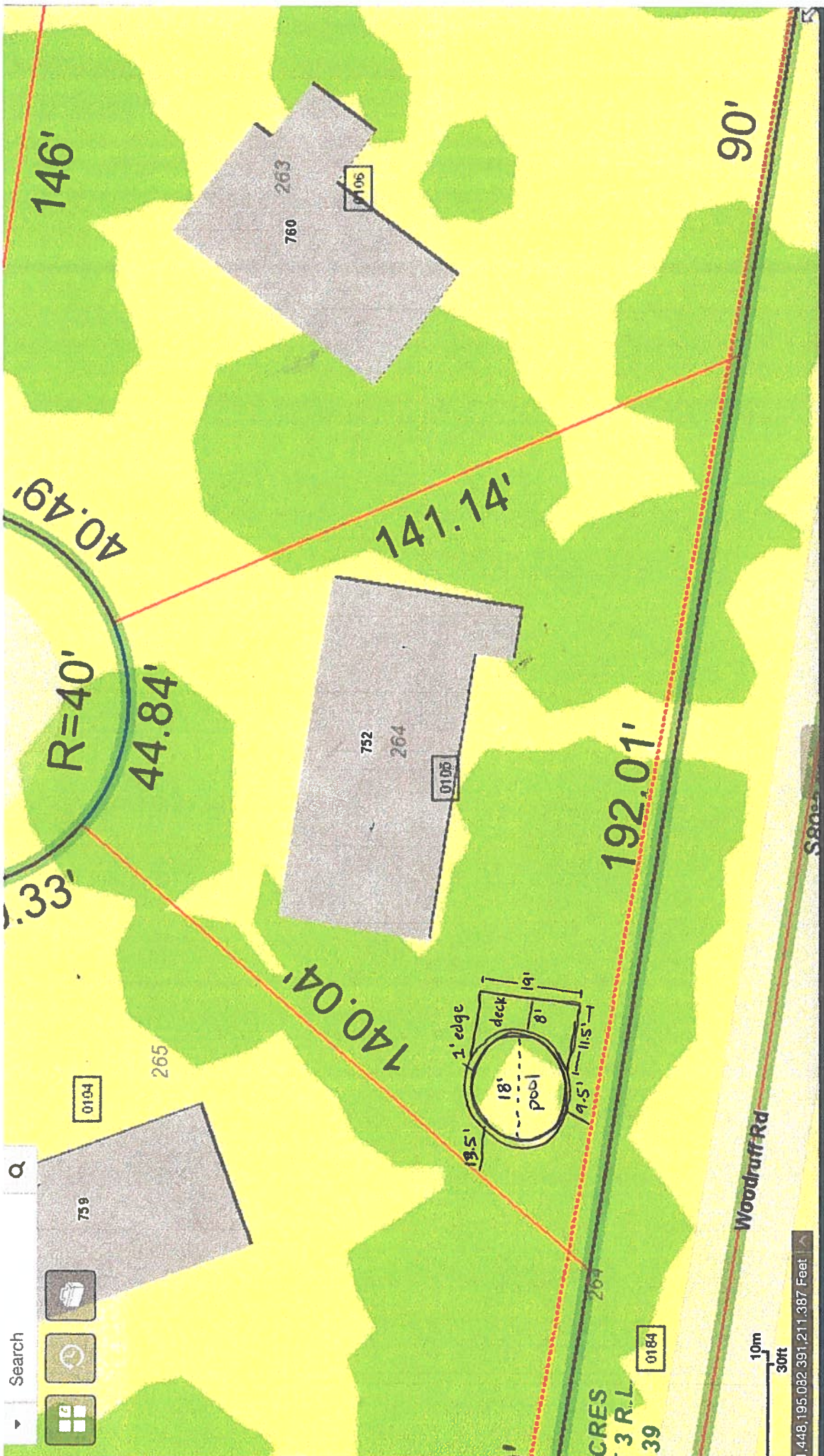


Michelle White

Michelle White

752 Pickwick Drive, Anderson Township

513-828-9944



DESCRIPTION OF CONSTRUCTION AND USE

I would like to install an 18ft x 52 inch above ground pool in the right hand corner of my fenced rear yard. It will be professionally installed by Watson's and the electric run by a certified electrician. No plumbing will be needed for this project.

The use of this pool is for family and friends.