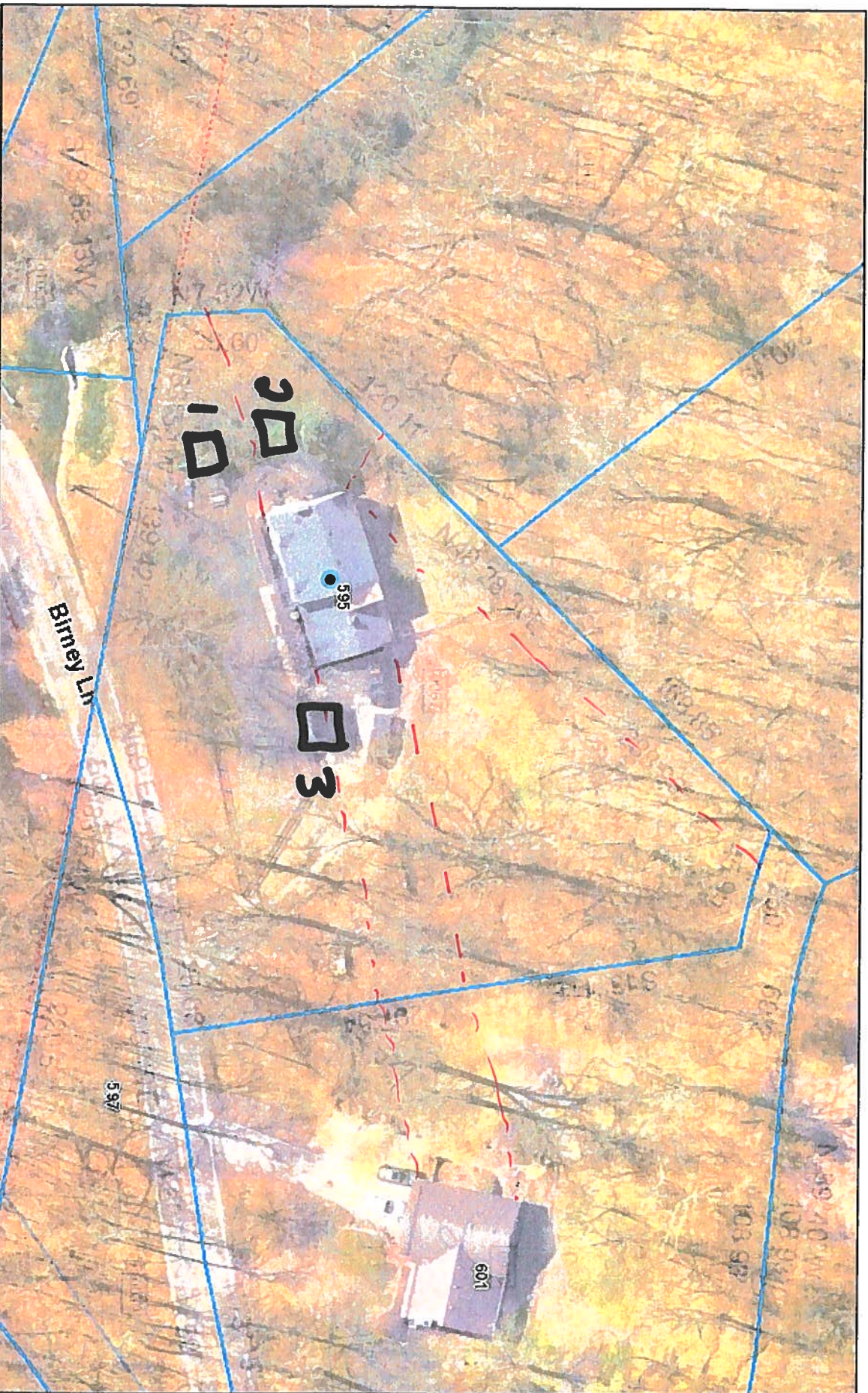


****Variance Approval Request for 595 Birney Lane: Existing and Proposed Structures****

To Whom It May Concern, I am writing to formally request variance approval for an existing shed and to seek permission for the addition of a second shed on our property at 595 Birney Lane. Given the unique grading, angles, and overall terrain of the lot, these structures are necessary to maintain both safety and practicality in the use of our property. Additionally, I am requesting approval for a children's playset that has been modified to serve a dual purpose as chicken housing, which is ideally suited to our private lot setting. ****Existing Shed:**** Upon moving into the property in 2019, we discovered two dilapidated sheds that were beyond repair. As a result, we removed the old structures and installed a new shed, located near the garage. The placement of this shed was critical due to the limited number of flat and accessible areas on the property that could safely support such a structure. It provides essential storage space and was professionally paint-matched to the home's exterior, ensuring visual harmony with the existing architecture. At the time, we mistakenly assumed that the proper permits had been obtained by the previous homeowners and apologize for any oversight. ****Request for Additional Shed:**** We are seeking approval to add a second shed that would be identical in size (12x12) and design to the existing shed. It would also be paint-matched to the home. Due to the steep grading and slope in what is formally considered the backyard, we propose to place the new shed in the side yard, specifically in the westernmost corner of the property, as shown in the attached plans. This area, while technically a side yard, functions as our primary backyard due to the shape and orientation of the lot. Its placement in this location would optimize use of the space while minimizing visibility and impact on neighboring properties. ****Playset and Chicken Housing:**** In addition to the sheds, we also seek approval for the existing children's playset, which has been retrofitted to serve as a chicken coop. This dual-purpose structure was designed with practicality and resourcefulness in mind. The playset, originally intended solely for recreation, has been fitted with nesting boxes and enclosed with waterproof materials and wire mesh to create a safe environment for the chickens while still maintaining its function as a play area for our children. This area was chosen for its level ground and its distance from neighboring property lines, which ensures that it does not impose on adjacent lots. ****Privacy and Neighbor Impact:**** One of the significant benefits of this arrangement is that our property is uniquely secluded. On the western side, our lot is bordered by Anderson Township greenspace, while the remainder of the property is surrounded by privately owned wooded areas. This natural buffer ensures that none of the neighboring residences have direct visibility into our yard. Additionally, the distance and dense vegetation effectively muffle any potential noise from the chickens, further minimizing any potential disturbance. In conclusion, these structures serve essential functions in the use of our property, which has limited flat terrain suitable for such purposes. By allowing the additional shed and granting approval for the existing playset/chicken coop, Anderson Township can support our family's use of the property in a safe, practical, and aesthetically consistent manner, without compromising the privacy or enjoyment of our neighbors. We greatly appreciate your consideration of this request. Sincerely, Rylan and Katie Babbs 513-646-0351 8-15-24

Ryan Babbs 8-15-24

CAGIS Map

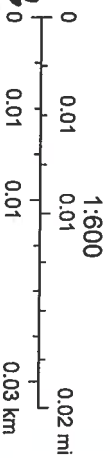


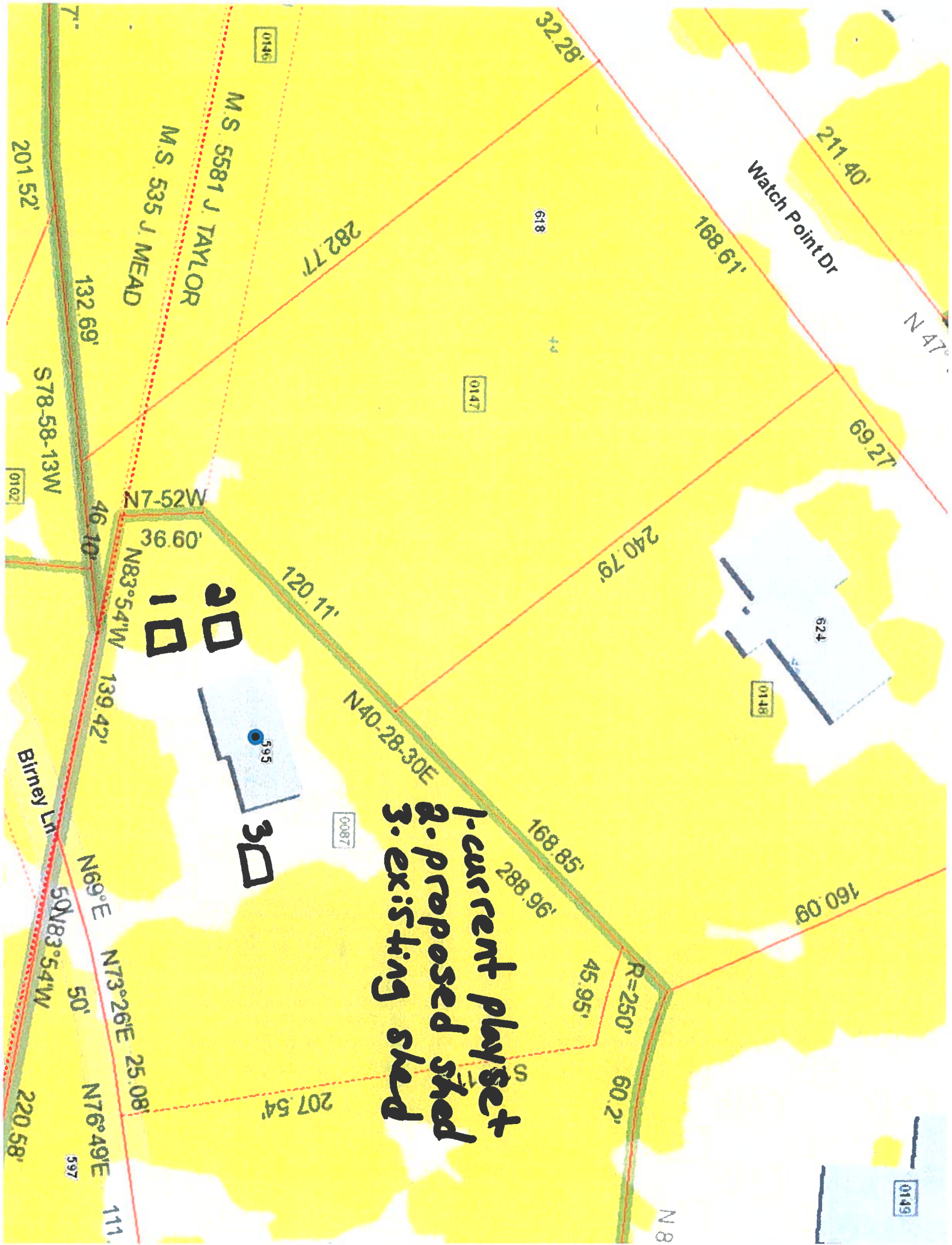
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Property Boundaries

- Listed Reference
- 1- current playset / chicken house
 - 2- proposed sked
 - 3- existing sked

CAGIS





1. current playset
2. proposed shed
3. existing shed

1D
2D
3D

7'-
201.52'
132.69'
S78-58-13W
46.10'
N7-52W
36.60'
N83°54'W
139.42'
N69°E
50'
N76°49'E
111.1'
597
220.58'
207.54'
N73°26'E
25.08'
N40-28-30E
120.11'
168.85'
288.96'
45.95'
60.2'
R=250'
160.09'
240.79'
69.27'
N 47°
168.61'
211.40'
32.28'
618
624
595
0146
0147
0148
0102
0087
0145



1. concurrent playset
 & proposed shed
 3. existing shed

8'x15'

12'x12'

12'x12'

N7-52W

N88-54W

N40-28-30E

N69°E

N173-26°E

N176-49°

50N83-54W

0147

0148

0005

595

75 feet

86.60'

120.11'

240.79'

68 feet

56 feet

36 feet

139.42'

30 feet

30 feet

114 feet

168.85'

288.96'

75 feet

45.95'

R=250'

60.2'

108 feet

207.54'

N 89°

220'

Timney Ln