

REQUEST FOR VARIANCE

11 April 2025

Anderson Township Board of Zoning Appeals

RE: Residential Building Addition
161 Sunny Acres Drive, Cinti OH 45230

Project Type: Single Family Residential
Construction Type: 5B wood frame
Area of Addition: 1,340 sf of Living Space
Zoning District: AA

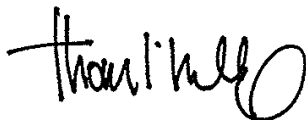
The purpose for this project is to create a multi-generational living space to unite out-of-state grandparents within a connected, single dwelling Casita. The design program includes age-in-place accommodations for a forever home environment. While all design issues have been achieved, the inclusion of a garage has posed the most difficult to design. This stems from the inherent site constraints that are unique to this parcel and include:

1. The cul-de-sac parcel is a pie shaped lot with a narrow frontage with limited driveway access. As such, a shared driveway is the only feasible option.
2. The available building lot adjacent to the driveway & apron is traversed by a 15' wide storm water easement servicing the public street. This further complicates the building design and will require relocation to enable any new construction to occur.
3. The project is abutting the 60' rear yard setback and will require an extensive foundation to accommodate the existing topography. The garage is also pushed north to align with the northern edge of the existing driveway apron. Pushing the garage further north would prohibit access to the existing driveway .

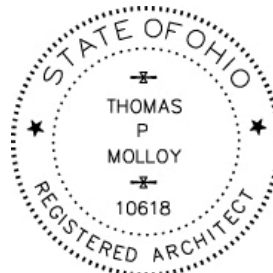
In response to the site constraints, the feasibility of this specific site to enable a garage to access the existing driveway and public road cannot be achieved without encroachment to the 25' side yard setback as required per Article 3.1, D2, b. and shown in the accompanying plans.

In accordance with Article 2.12D, an area variance is being sought. It is my opinion that proper architectural design as suggested for this project will provide a cohesive blend between the existing and proposed residential structures, creating an enhanced environment for the Owners and for the neighborhood. Proposed landscaping will also be provided to supplement the existing foliage and enable additional screening from adjacent parcels. We appreciate the opportunity to present our case and encourage your on-site review of this unique site and this potential project

Respectfully submitted;

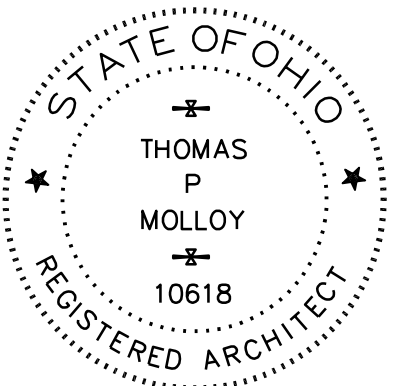


Thomas P. Molloy RA + LEED AP
Registered Architect



Attachments:

- Design Dwgs: A1 & A2



THOMAS P. MOLLOY
REGISTERED ARCHITECT
EXPIRATION DATE: 31 DEC 2025

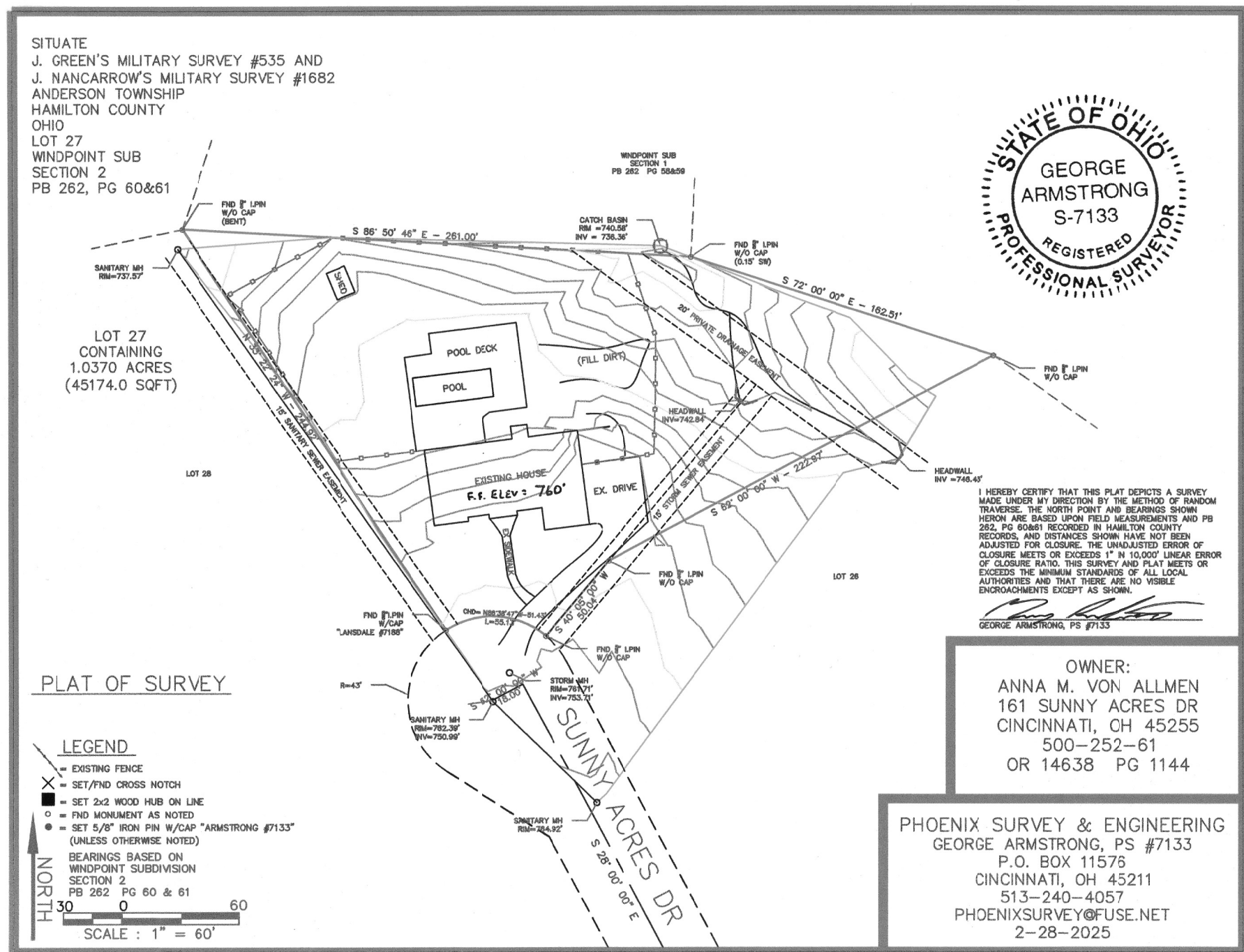
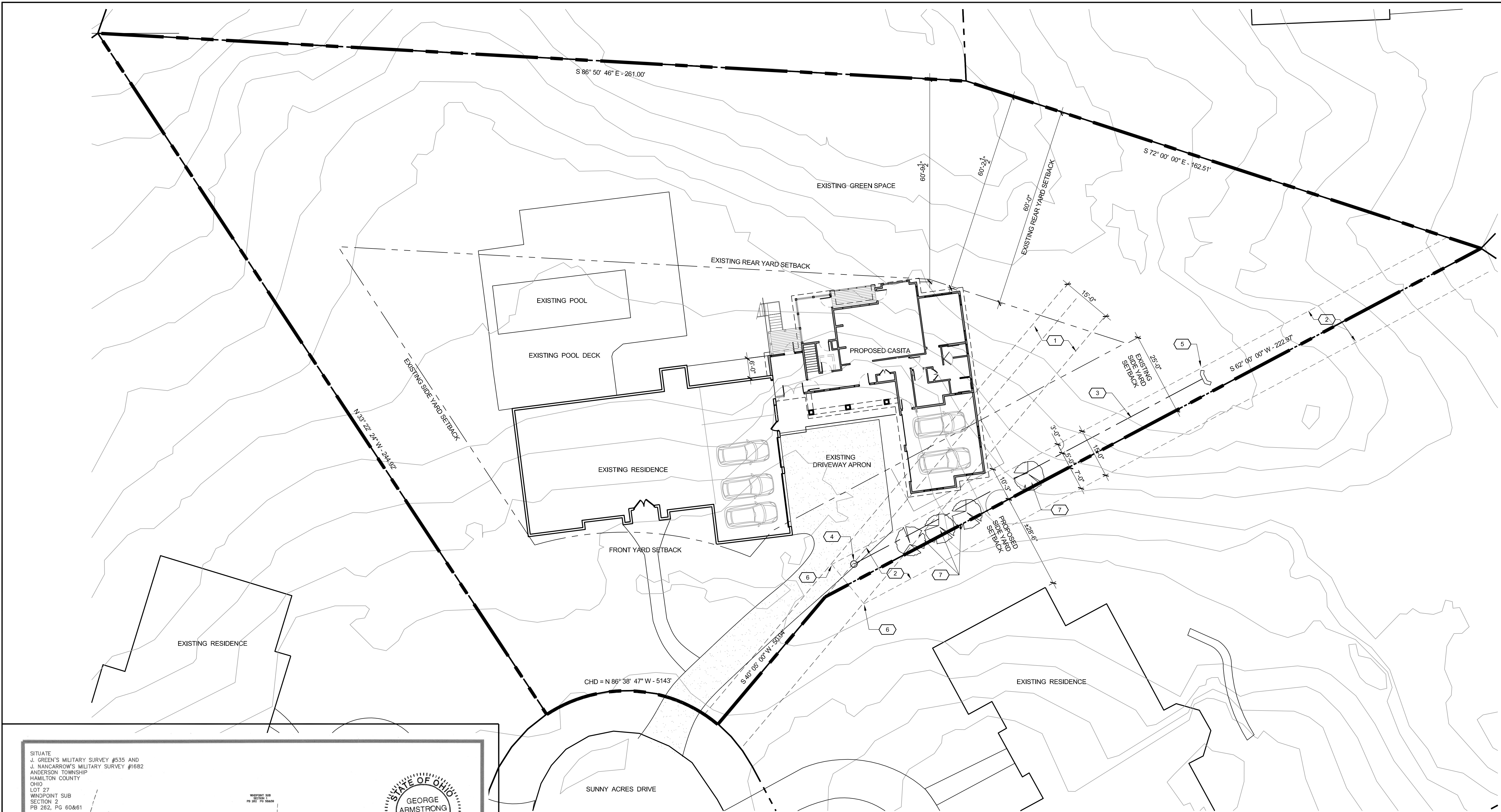
ISSUE & DATE

AREA VARIANCE SUBMITTAL
10 APR 25

DRAWN BY: tpm

SHEET TITLE:
SCHEME 'E'
SITE PLAN
CONCEPT ELEVATION

A1



DRAWING NOTES

- EXISTING 15' STORM WATER EASEMENT
- PROPOSED STORM WATER EASEMENT RELOCATION PENDING APPROVAL BY THE HAMILTON COUNTY STORM WATER DIVISION AND THE ADJACENT PROPERTY OWNER
- RELOCATED STORM WATER PIPE PER HAMILTON COUNTY REGULATIONS
- PROPOSED MANHOLE LOCATION AT INTERSECTION OF THE EXISTING AND PROPOSED STORM WATER PIPE
- RELOCATED CONC HEAD WALL
- BEGIN ROPOSED STORM WATER EASEMENT RELOCATION
- PROPOSED TREE / LANDSCAPE LOCATION. FINAL PLACEMENT TO BE DETERMINED IN FIELD FOR OPTIMUM SCREENING

GENERAL NOTES

- THE ARCHITECTURAL SITE PLAN INCORPORATES THE DIGITAL PROPERTY SURVEY INFORMATION AS PROVIDED BY PHOENIX SURVEY AND ENGINEERING. REFER TO PLAT OF SURVEY THIS DRAWING
- THE PROPERTY IS LOCATED WITHIN THE ZONING DISTRICT 'AA' PER ARTICLE 3.1 OF THE ANDERSON TWP ZONING RESOLUTION
- THE PROJECT SCOPE OF WORK IS LIMITED TO A SINGLE-STORY BUILDING ADDITION FOR USE AS A SINGLE FAMILY DWELLING AND MINOR ALTERATIONS TO THE EXISTING RESIDENCE.
- THE HOME OWNERS WISH TO EXPAND THEIR EXISTING RESIDENCE TO CREATE A MULTI-GENERATION HOUSEHOLD AND OFFER A CONNECTED SPACE FOR THEIR PARENTS. BOTH PARENTS REMAIN VERY ACTIVE AND REQUIRE ACCESS TO THEIR AUTOMOBILES.
- THE SITE CONSTRAINTS FOR THE BUILDING ADDITION IS LIMITED DUE TO:
 - SEVERE TOPOGRAPHY AT THE REAR YARD, NORTH OF THE EXISTING DRIVEWAY APRON
 - A 15' WIDE STORM SEWER EASEMENT TRAVERSING THROUGH THE NORTH EAST PROPERTY LINE
 - THE CUL-DE-SAC PROPERTY IS A PIE SHAPED LOT WITH A NARROW FRONTAGE AND LIMITED ACCESS TO THE STREET. THE SIDE YARD IS NARROW FOR MOST OF THE BUILDABLE LOT AND FURTHER RESTRICTED BY THE 25' SIDE YARD ZONING SETBACK REQUIREMENT.
- THE BUILDING ADDITION IS LOCATED ON THE PROPERTY IN WHICH THE ATTACHED GARAGE IS POSITIONED TO THE MOST NORTHERN EDGE OF THE EXISTING DRIVEWAY APRON. DUE TO THESE SITE CONSTRAINTS AS PER NOTE 'E' HEREIN, THE ATTACHED GARAGE LAYOUT IS NOT POSSIBLE WITHOUT AN ENCROACHMENT INTO THE SIDEYARD SETBACK.
- PER ARTICLE 3.1, D2 b OF THE LOT AREA REGULATIONS, AND THE SIDEYARD ENCROUCHMENT AS NOTED ABOVE, THIS DRAWING IS SUBMITTED FOR AN AREA VARIANCE CONSIDERATION ONLY AND IS ISSUED FOR ZONING APPEAL TO THE ANDERSON TOWNSHIP BOARD OF ZONING APPEALS. THIS DRAWING IS NOT ISSUED FOR CONSTRUCTION

PLAT OF SURVEY

SCALE: 1/8" = 1'-0"

2

ARCHITECTURAL SITE PLAN

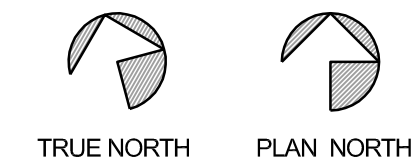
SCALE: 1" = 15'-0"

1

A. PROJECT SCOPE SHALL BE LIMITED TO THE SELECTIVE DEMOLITION AND NEW CONSTRUCTION AS INDICATED ON THE ATTACHED DRAWINGS.

B. REFER TO DWG 101 FOR ADDITIONAL GENERAL NOTES

| | |
|---|--|
| 1 | PAINTED BRICK VENEER TO MATCH EXISTING |
| 2 | ROOF SHINGLES TO MATCH EXISTING |
| 3 | BAY WINDOW UNIT TO MATCH EXISTING |



SCALE: 1/8" = 1'-0"

2

SCALE: 1/8" = 1'-0"

1