

Anderson Township
Anderson Center
7850 Five Mile Road
Anderson Township, Ohio 45230-2356
5.16.2025

Board of Appeals

Re: Susan B Peck
1383 Voll Rd
Anderson Twp, Ohio 45230

Variance request.

In response to the denial of our proposed alteration/addition on 5/16/2025, we are requesting a zoning variance.

The request is for relief from the 30' rear yard setback requirement to a 25' setback. Relief of 5'.

There is an existing deck that we would like to enclose for additional living space. And add additional space to each side the sides of that deck. This would enhance the livability of the small home and not be detrimental to the adjacent neighbors.

We feel the variance is not substantial since it doesn't encroach any more than the existing deck. The existing deck is 12' deep and losing 5' to meet the setback requirement would make the space unfeasible, and would require removing the existing deck structure we wish to utilize.

Susan has lived in this neighborhood for over 20 years at 1427 Stanley Road. She's is 80 years old and recently purchased the house to downsize, since you now lives alone. She wishes to remain in the neighborhood amongst her friend.

Building plans and site plan have been submitted as requested.

Respectfully submitted,

Rodney J Sabo, agent for the owner.

Sabo Design Associates, owner.

RECEIVED
MAY 15 2025
BY: _____



SITE PLAN
SCALE: 1" = 20'



Professional Member
**AI
BD**
AMERICAN
INSTITUTE OF
BUILDING DESIGN

PROPOSED RESIDENCE
PECK RESIDENCE
1383 VOLL RD
CINCINNATI, OH
HAMILTON

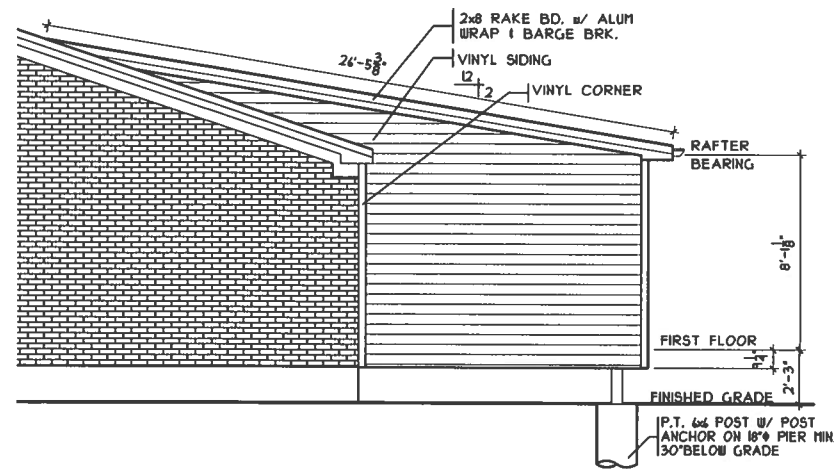
RODNEY J. SABO
SABO DESIGN ASSOCIATES, INC.
SABO DESIGN ASSOCIATES, INC.
SABO DESIGN ASSOCIATES, INC.
SABO DESIGN ASSOCIATES, INC.
SABO DESIGN ASSOCIATES, INC.

**R. JOHN
SABO DESIGN ASSOCIATES, INC.**

SDA
SABO DESIGN ASSOCIATES
550 Wards Corner Road
Suite 201
Loveland, Ohio 45140
(513) 683-1236
sabodesignassociates.com

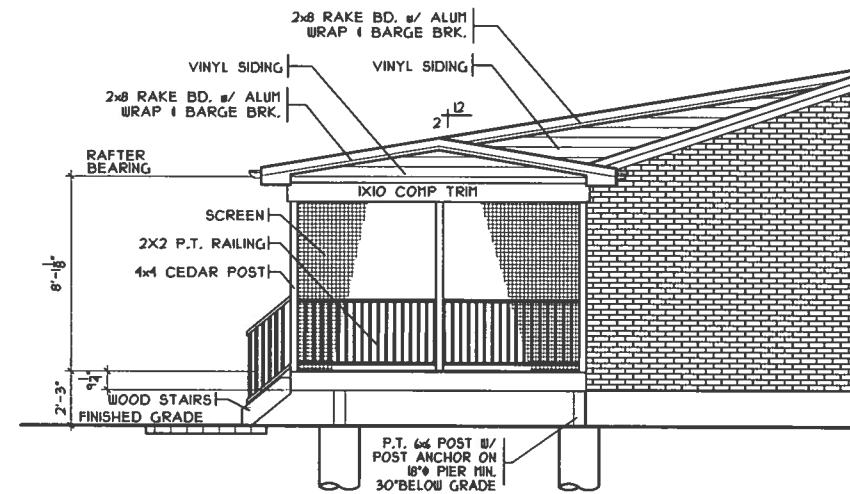
SITE PLAN
JOB : RJ25015
PLAN :
DATE : 5/3/24
DRAWN : NS
SCALE : AS NOTED
REVISED : 5/14/25
SHEET : 1 OF 11

S



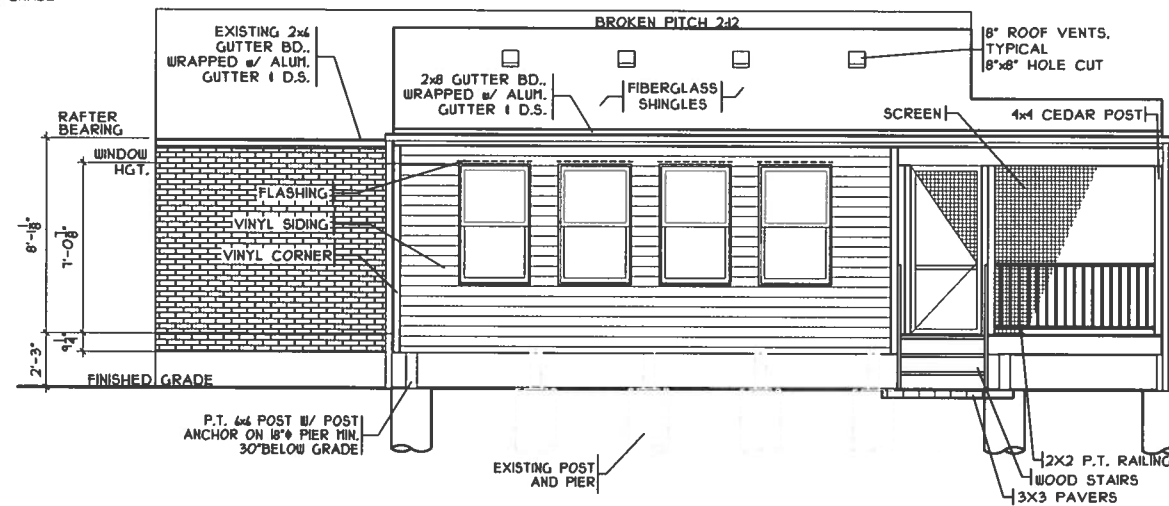
LEFT SIDE ELEVATION

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



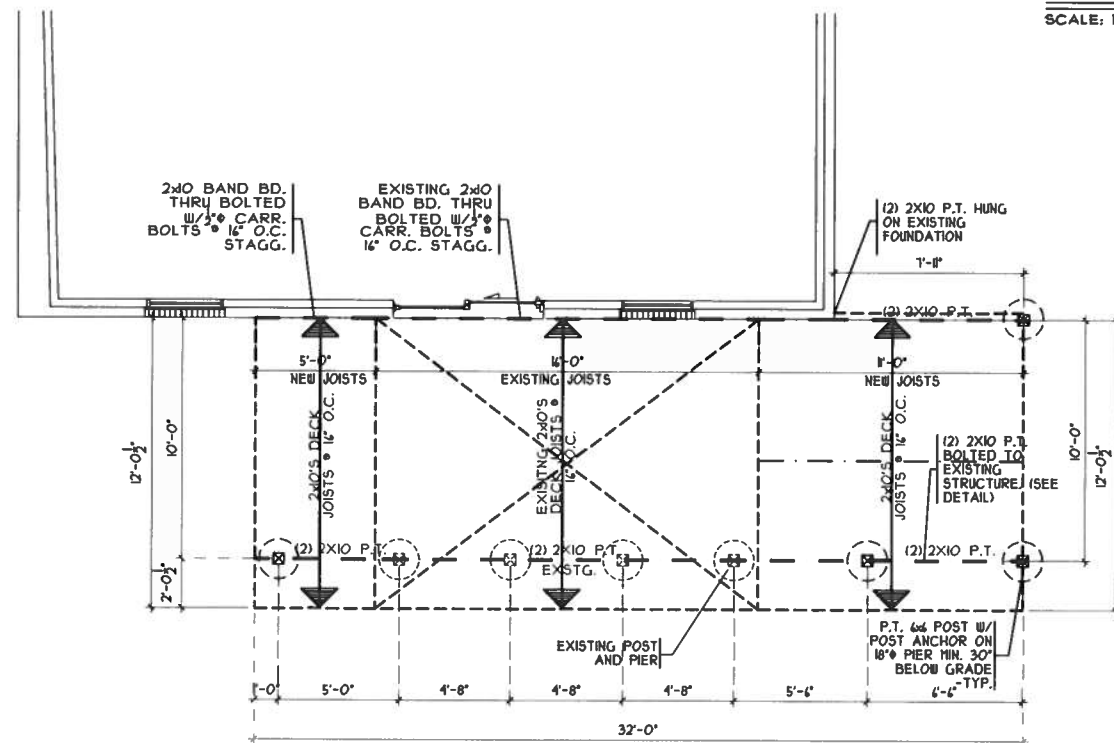
RIGHT SIDE ELEVATION

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



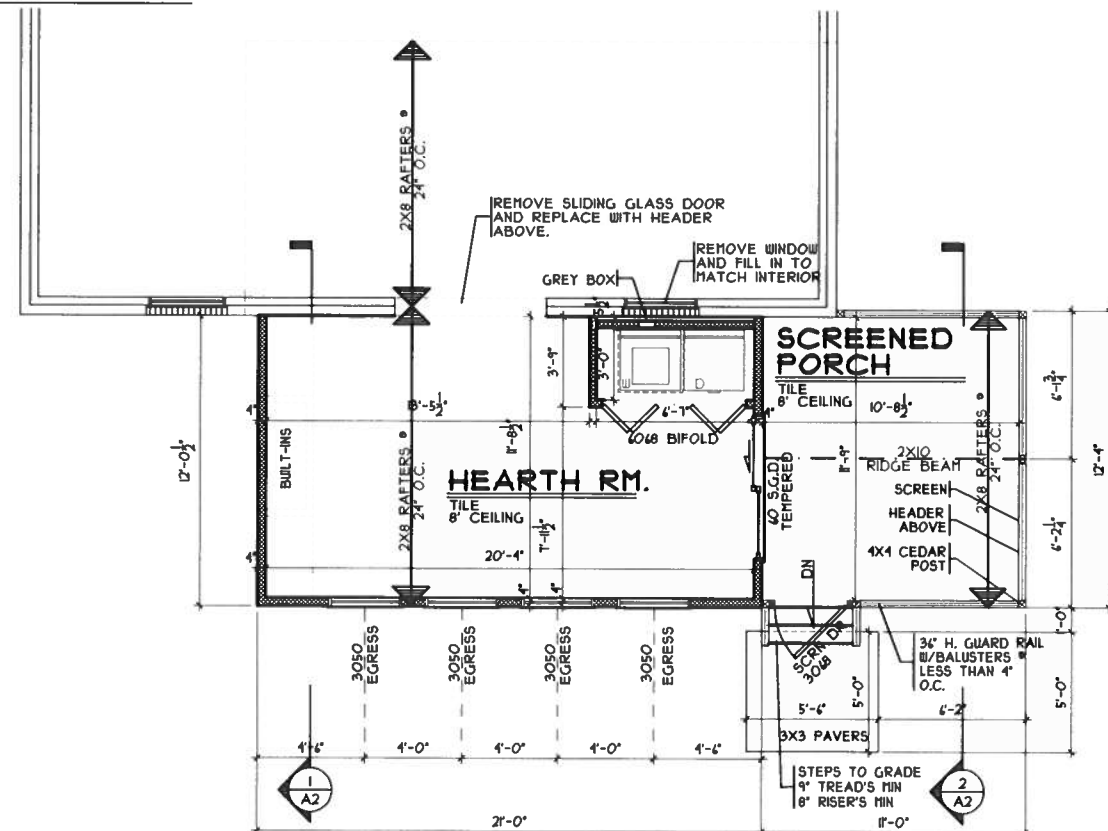
REAR ELEVATION

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



FOUNDATION PLAN

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



FLOOR PLAN

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

[illegible]

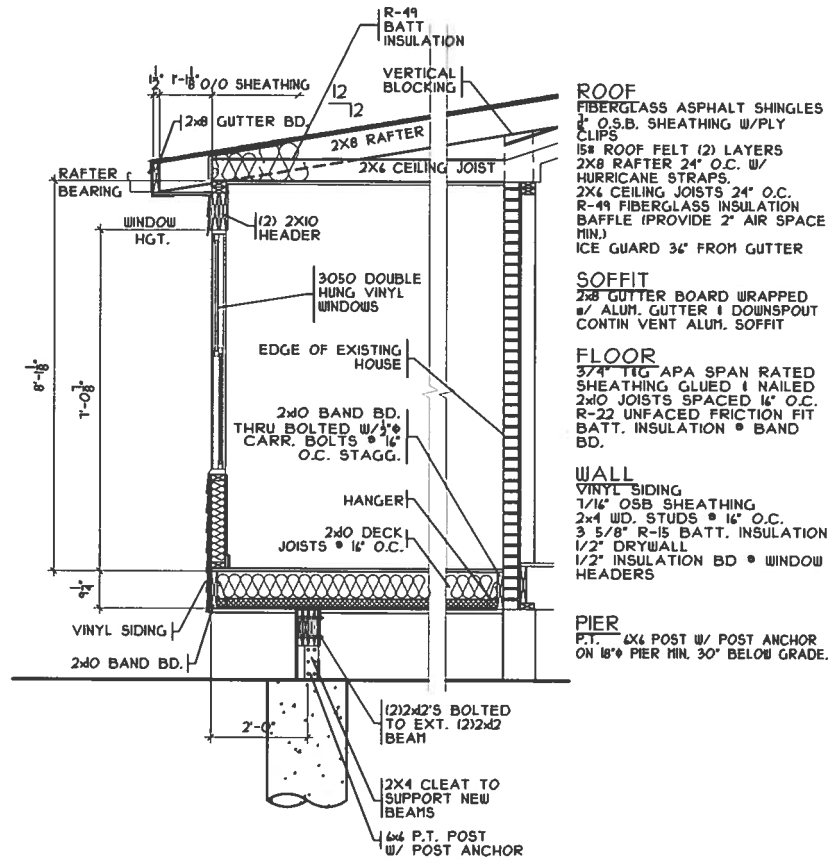
LEGEND

DEMO WALL	----
EXISTING WALL	=====
NEW WALL	=====

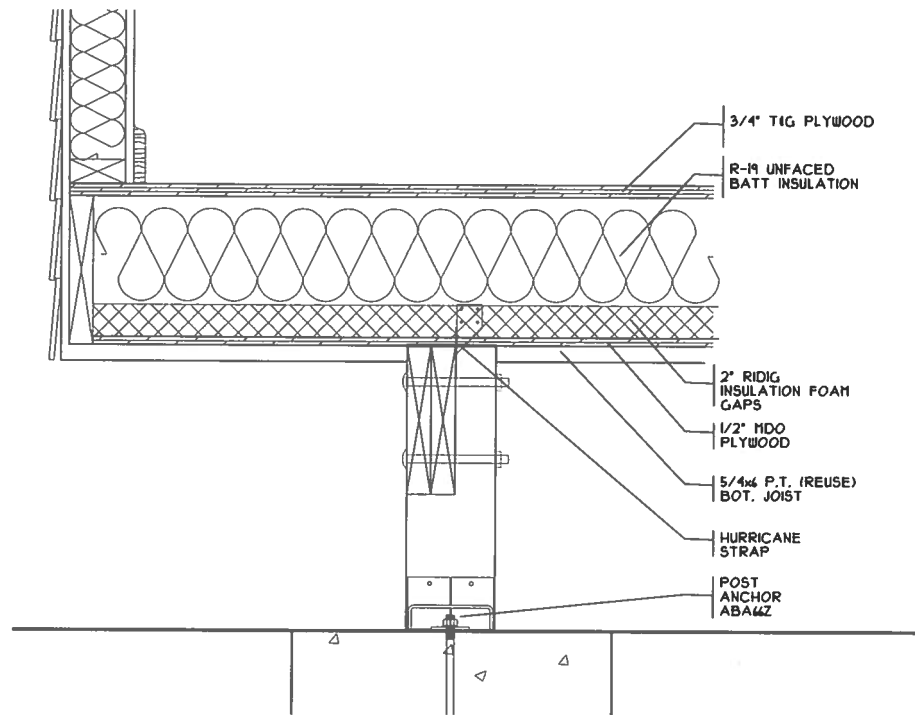
NOTE:

PLANS PRINTED ON 24x36 SHEETS TO BE
SCALABLE AT FULL SCALE. 1/4" = 1'-0"

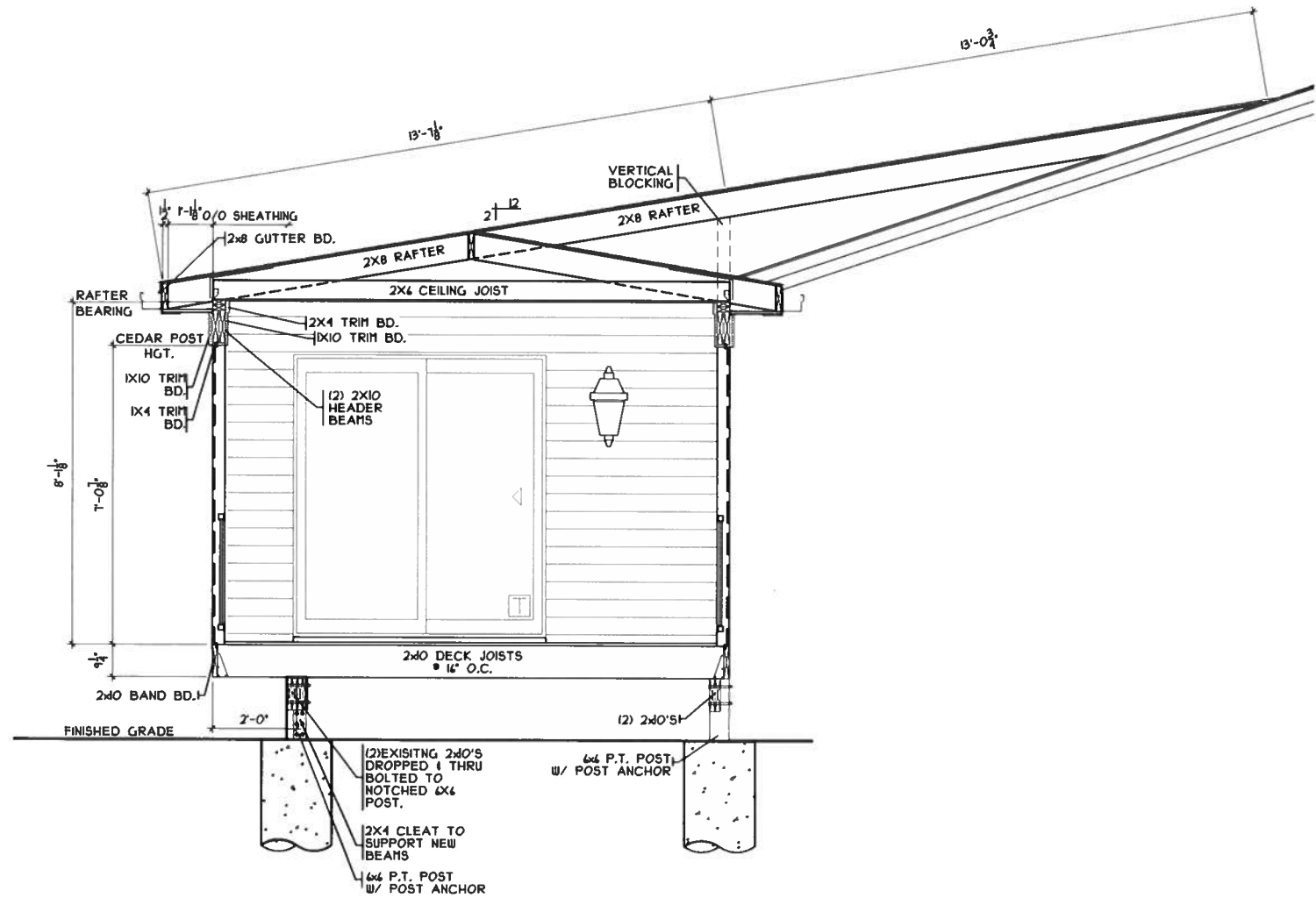
PLANS PRINTED ON 11x17 SHEETS TO BE
SCALABLE AT HALF SCALE. 1/8" = 1'-0"



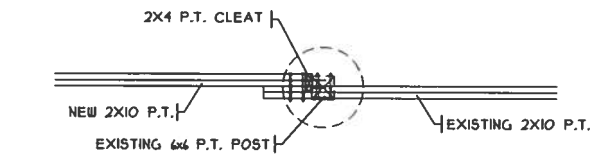
2
A2
WALL SECTION
SCALE: 1/4" = 1'-0"



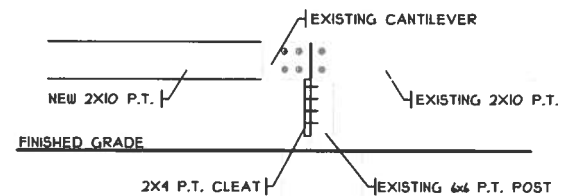
FLOOR DETAIL
SCALE: 1" = 1'-0" • LIVING AREA



2
A2
BUILDING SECTION
SCALE: 1/4" = 1'-0"



DETAIL
SCALE: 1/4" = 1'-0"



DETAIL
SCALE: 1/4" = 1'-0"

