



312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

May 16, 2025

Mr. Paul Drury, Director of Planning & Zoning
Anderson Township
7850 Five Mile Road
Anderson Township, OH 45230

Dear Mr. Drury:

On behalf of Forest Hills School District / Anderson High School (Owner), we are pleased to present the attached package to the Anderson Township Planning & Zoning Department.

Forest Hills School District acquired 7560 Forest Road in 1962, located on 5 parcels, has a total land area of approximately 49.02 acres. The current site is zoned "B" Residence District. Per Anderson Township Zoning, "Schools" are a Conditional Use, and this scope of work requires an expansion to the existing Conditional Use from previous projects on this campus. This project is being funded 100% by private donations from the Anderson High School Athletic Boosters.

Please find the attached narrative, responses to the applicable zoning code, and drawing attachments.

Thank you for considering this project. The proposed improvements aim to create a more welcoming and inviting experience for all who visit Anderson High School Stadium. Please let me know if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Charlie Jahnigen", written in a cursive style.

Charlie Jahnigen, AIA, LEED-AP
Executive Vice President
Phone: 513-266-6966
Email: cjahnigen@shp.com



312 PLUM STREET, SUITE 700 | CINCINNATI, OH 45202 | 513.381.2112

TO: Anderson Township Board of Zoning Appeals
FROM: SHP on behalf of Forest Hills School District
RE: Anderson HS Pressbox Variance Request
DATE: 5-16-25

DESCRIPTION OF WORK:

The Forest Hills School District / Anderson HS would like to expand its current pressbox to accommodate a variety of uses. These include: home and visitor coaches, Spectrum Media, USBN Media, stadium announcements/ game statistics, and a VIP area. The proposed plan also eliminates the internal stairs to provide more room in the lower-level concession. The proposed plan expands the second story by 660 sqft, adds an external stair and ramp, along with a balcony opportunity for video recording.

The scope also includes a new 49 sqft free-standing ticket booth and the renovation of 950 sqft group restroom within the existing metal building.

DESCRIPTION OF CONSTRUCTION:

The second-floor pressbox expansion consists of an elevated second-story wood-framed construction, fiber-cement exterior cladding, vinyl-wrapped windows and doors, single-ply membrane roofing with metal edge trim, gutter and downspouts, and exterior composite decking. Similar materials on the ticket booth and group bathroom entry.

ANDERSON TOWNSHIP ZONING: ARTICLE 2.12 D:

To authorize, upon appeal, in specific cases, such variance from the terms of the Zoning Resolution, as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Resolution will result in unnecessary hardship, or impose practical difficulties, so that the spirit of the Resolution shall be observed and substantial justice done.

a. Standards to be considered and weighed in determining whether a property owner seeking a use variance has encountered unnecessary hardships in the use of his/her property are as follows:

- i. There are exceptional or extraordinary circumstances, or conditions applying to the subject property that do not apply generally to other properties in the same District or Vicinity;



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RESPONSE: Correct, this is a public high school with an existing 2,800 seat athletic stadium.

ii. The special circumstances or conditions do not result from actions of the property owner or any of the predecessors in title;

RESPONSE: Correct, this is a public high school with an existing 2,800 seat athletic stadium.

iii. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant that is possessed by owners of other properties in the same District or Vicinity; and

RESPONSE: Yes, the above-noted improvements are necessary to accommodate modern use of the facility, maintain good working order of the facility, increase safety and operational functionality, and improve the stadium experience.

iv. The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the District or Vicinity in which the property is located.

RESPONSE: Correct, the improvements will increase safety and operational functionality of the existing space

2.12 | 2.12 Township Board of Zoning Appeals As Amended: 4/16/2015 | Effective: 11/3/1987
Article 2: Administration | 15

b. Standards to be considered and weighed in determining whether a property owner seeking an area variance has encountered practical difficulties in the use of his/her property include, but are not limited to the following:

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

RESPONSE: Approving the variance, for the above noted improvements, is necessary to accommodate modern use of the facility, maintain good working order of the facility, increase safety and operational functionality, and will improve the stadium experience.

ii. The variance is substantial;

RESPONSE: The requested variance to the second-floor press box is an additional 660 sqft.



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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;

RESPONSE: No, the essential character of the neighborhood would not be substantially altered, and adjoining properties would not suffer a substantial detriment.

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

RESPONSE: No

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

RESPONSE: Yes, the property has been owned by FHSD since 1962.

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

RESPONSE: No, this area is the highest point within the Anderson HS Stadium.

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

RESPONSE: Yes, granting the variance would not undermine the principles of the Anderson Township zoning code and would result in a fair outcome given the specific circumstances of the property and use.

ANDERSON TOWNSHIP ZONING: ARTICLE 5.4 H:

Per Zoning Staff, respond to (h), (l), (o,i), (p,iii), and (s)

h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.

RESPONSE: No significant change will be made to the vehicular use.

l. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

RESPONSE: Yes, this will be understood during the construction period. The proposed scope of work will not increase the current noise, odor, vibration, or dust on adjacent properties.

o. Landscaping shall be installed in accordance with one of the following buffers:



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i. Boundary Buffer of 10 feet with 3.3 canopy trees and 10 shrubs at per 100 l.f.

RESPONSE: Current property boundaries will not change.

p. Signage shall be regulated as follows:

iii. Subject to sign standards in Article 5.5,F,4. q. The conditional use shall be subordinate to the principal permitted use with regard to usage and character

RESPONSE: The Owner will submit additional information if the signage were to change.

s. All exterior lighting shall be directed away from adjacent residential properties.

RESPONSE: OK

Thank you for your consideration.

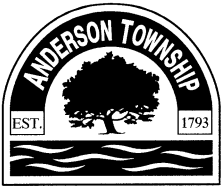
SHP on behalf of Forest Hills School District / Anderson High School

Charlie Jahnigen, AIA

Executive Vice President

cjahnigen@shp.com

Cell: 513-266-6966



ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

CONSENT OF OWNER(S) TO INSPECT PREMISES


To: Anderson Township Board of Zoning Appeals Members and Staff
Anderson Center
7850 Five Mile Road
Anderson Township, Ohio 45230

Re: Review of Subject Site

Dear Members and Staff:

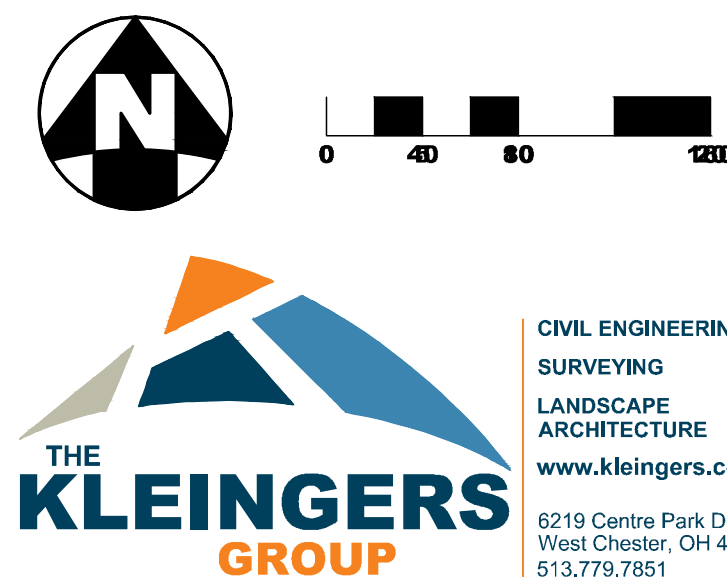
As owner(s) of the property located at _7560 Forest Rd, Cincinnati, OH 45255_, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Anderson Township to enter the property for visual inspection of the exterior premises and to post a public hearing sign. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application filed with the Board of Zoning Appeals.

05/15/25 Date

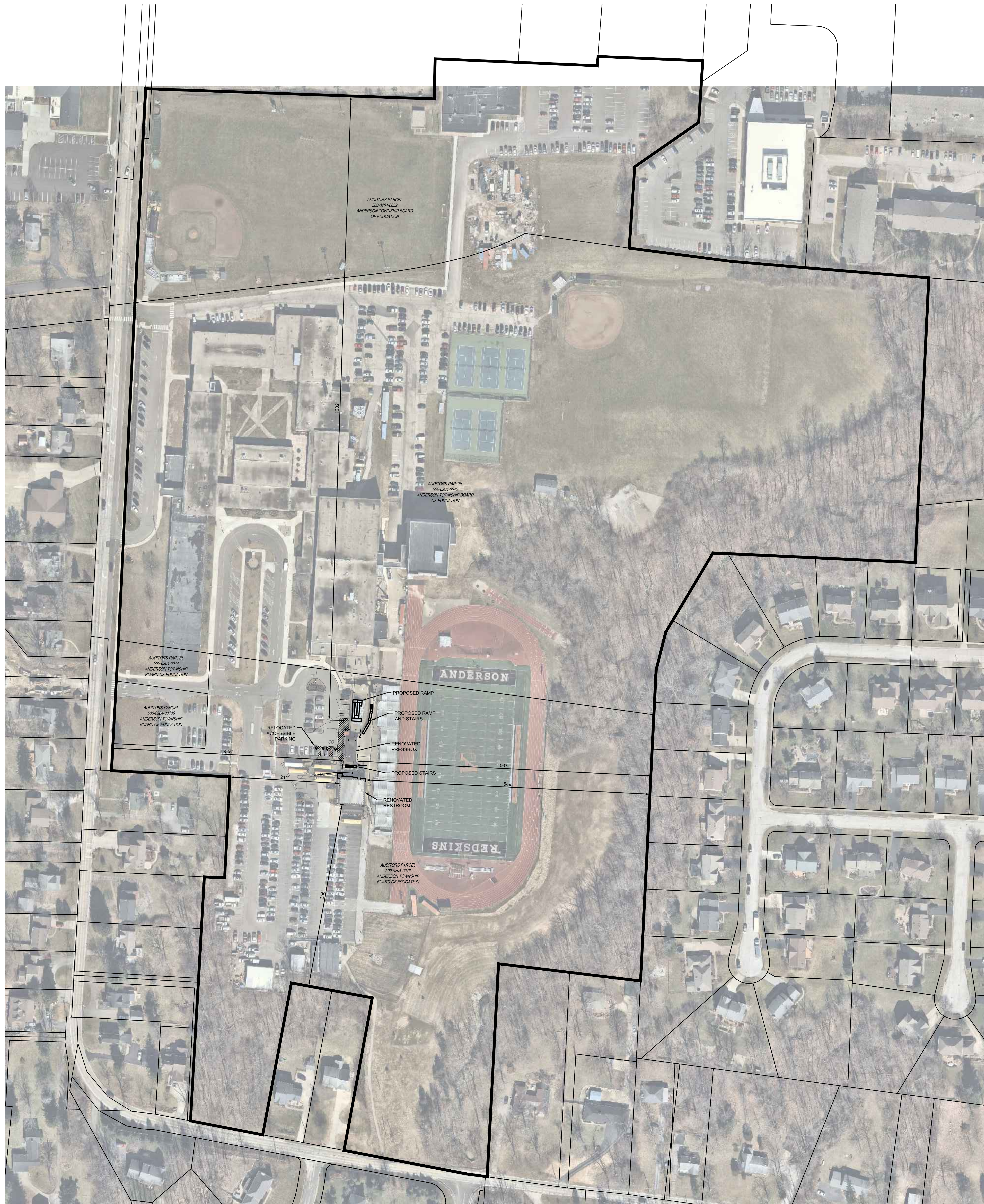

Owner

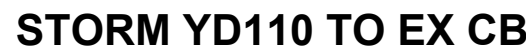
Owner

The names of the Anderson Township Board of Zoning Appeals Members are Paul Sian, John Halpin, Jeffrey Nye, Paul Sheckels, Scott Lawrence, Greg Heimkreiter, First Alternate and Jennifer Barlow, Second Alternate.



NOTE:
UNDERGROUND UTILITIES ARE PLOTTED FROM A
COMPILATION OF AVAILABLE RECORD INFORMATION AND
SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND
MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE
EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES
CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY
PROTECTION SERVICE AT 811 OR 1-800-362-2764 BEFORE ANY
PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.





STM
STORM SEWER PIPE

- ## GRADING LEGEND

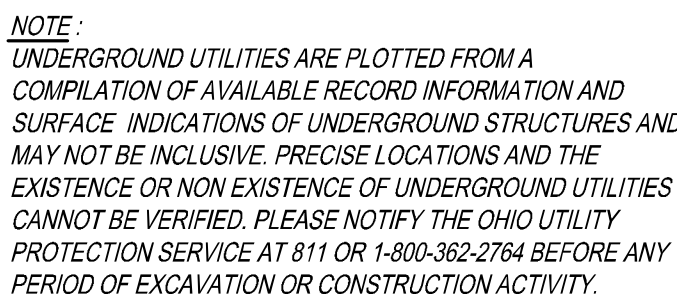
- ### SPOT ELEVATION LEGEND

- ### PROPOSED EROSION CONTROL LEGEND

- ### SITE PLAN CODED NOTES

- ## SITE PLAN GENERAL NOTES

- A. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT AND/OR BACK OF CURB UNLESS OTHERWISE NOTED
- B. PARKING LOT STRIPING SHALL BE 4" WIDE HIGHWAY-TYPE APPLIED IN ACCORDANCE WITH THE PLAN



PRELIMINARY - NOT
FOR CONSTRUCTION

312 PLUM STREET, SUITE 700
CINCINNATI, OH 45202 - 513.381.2112

FOREST HILLS SCHOOL DISTRICT
ANDERSON HS PRESSBOX
7560 FOREST RD, CINCINNATI, OH 45255

FOREST HILLS SCHOOL DISTRICT
7944 BEECHMONT AVE, CINCINNATI OH, 4525

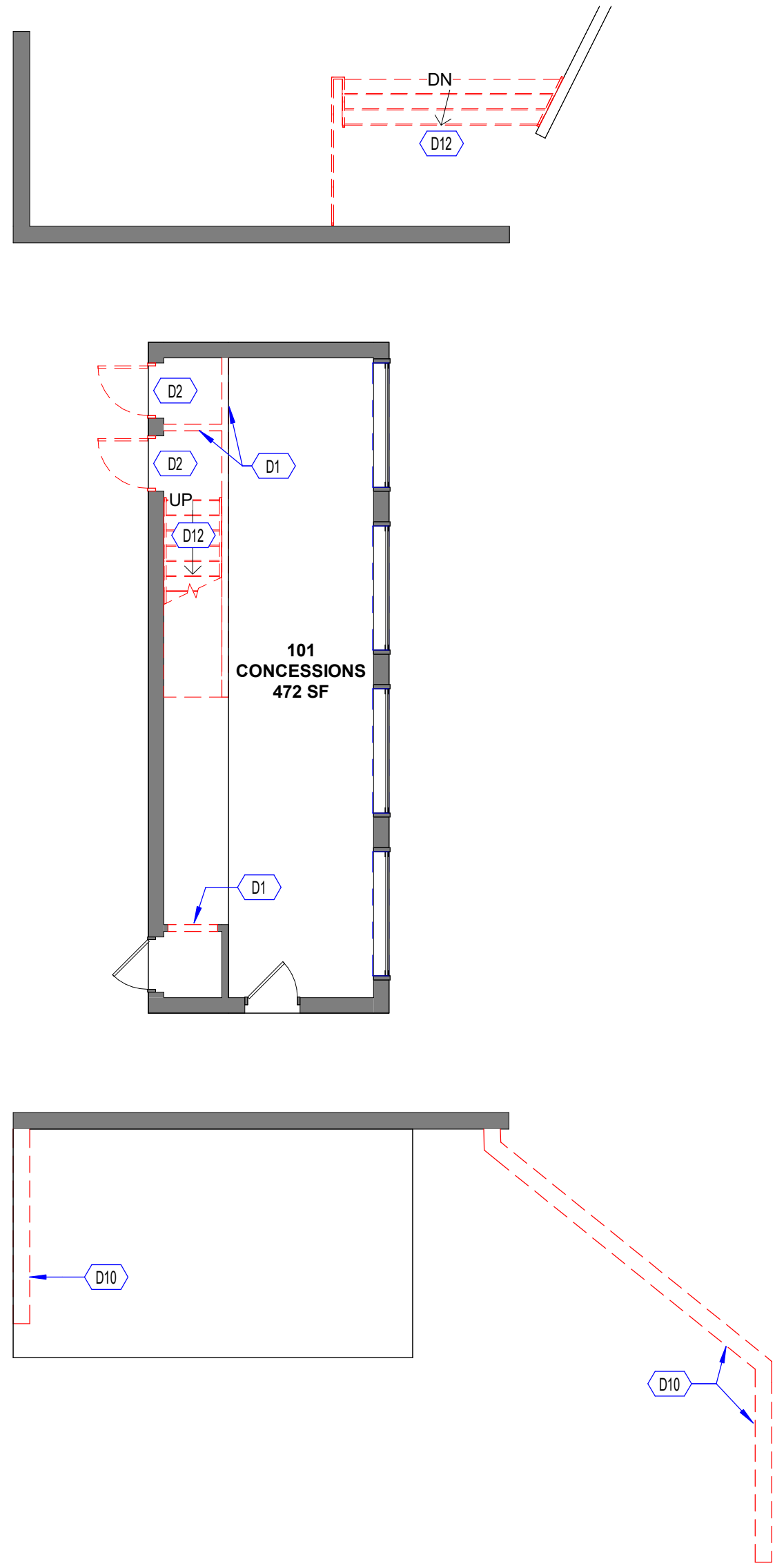
05-16-25 ZONING

SITE PLAN

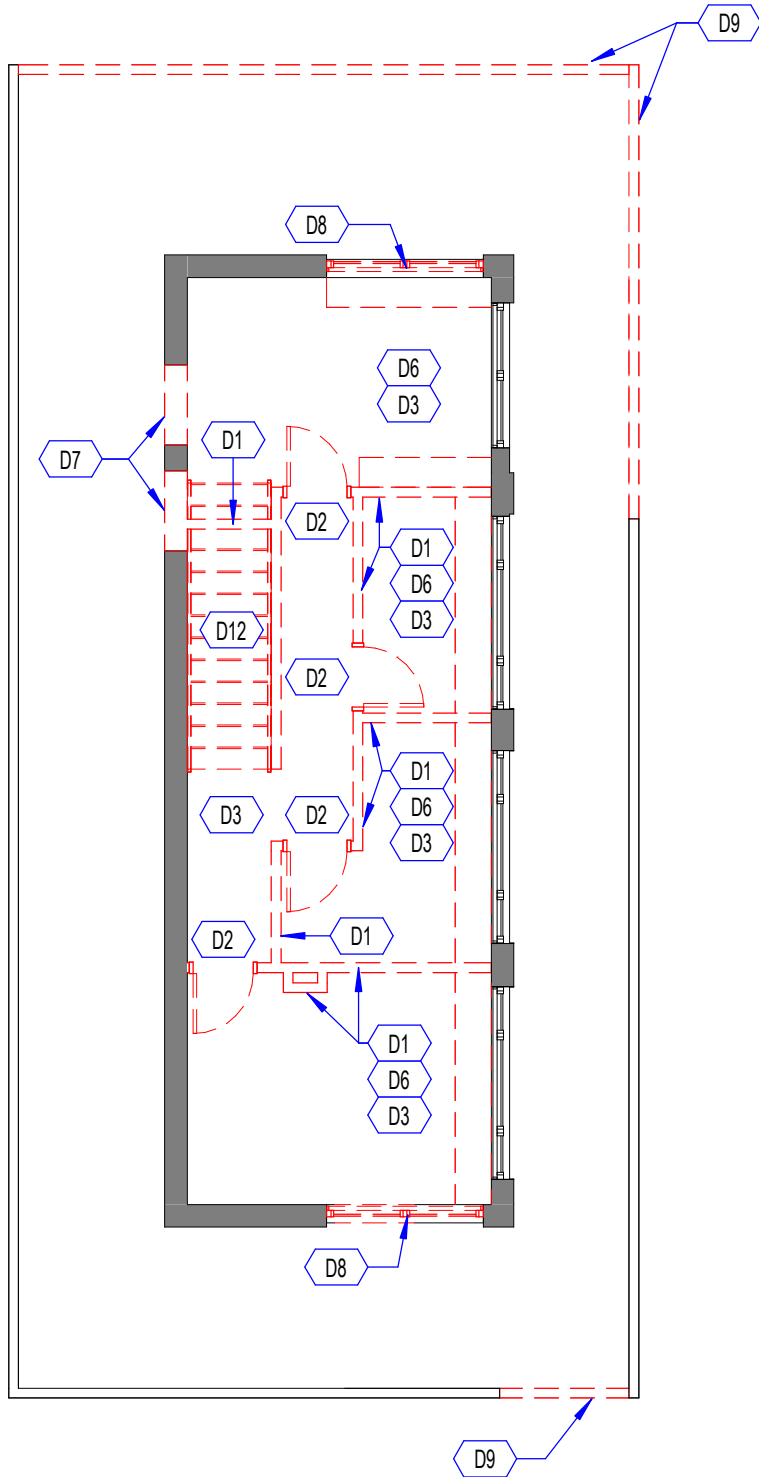
COMM NO. 2025044.01

C130

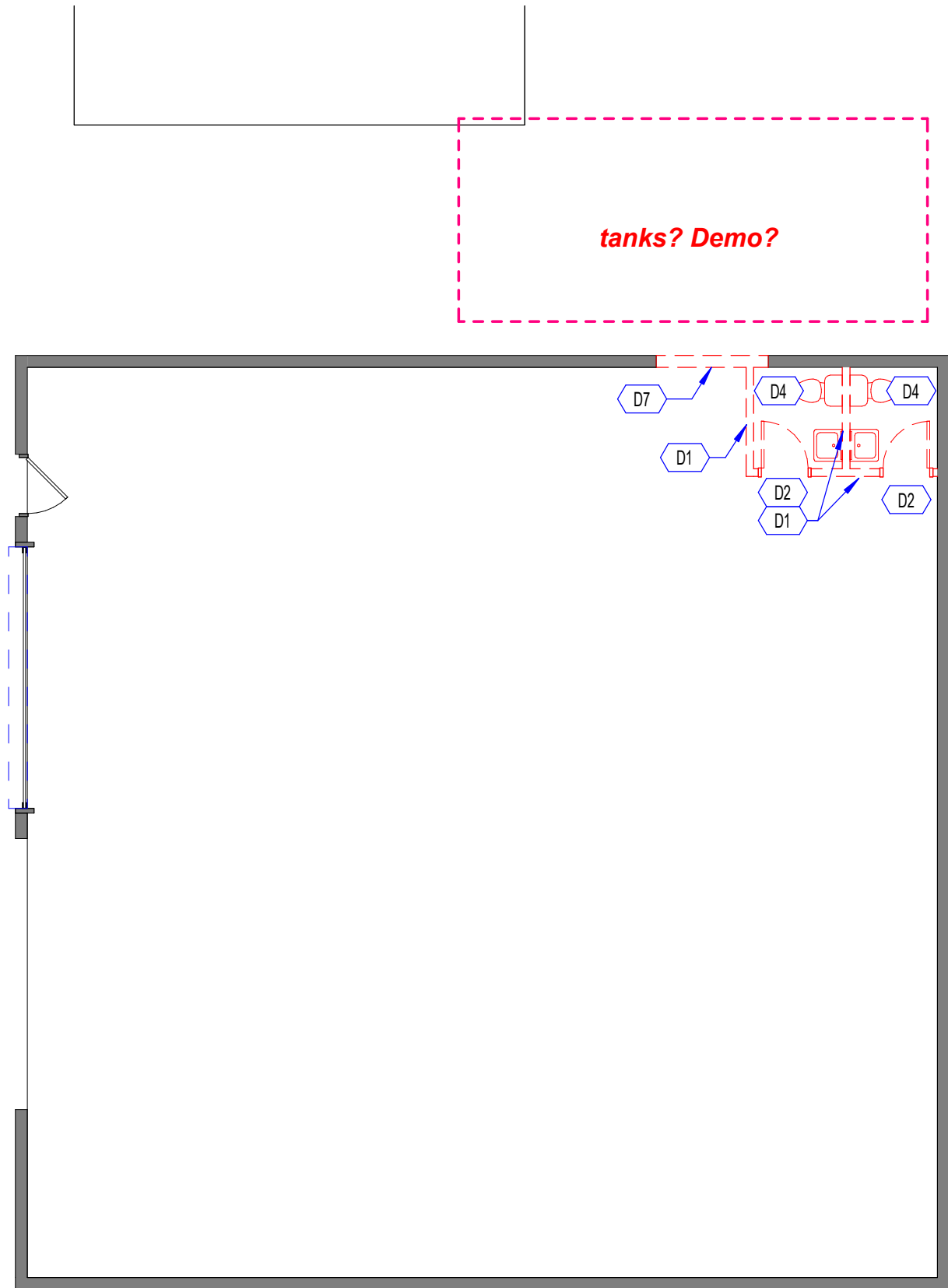
1 FIRST FLOOR DEMOLITION PLAN
AD101 1/8" = 1'-0"



2 SECOND FLOOR DEMOLITON PLAN
AD101 1/8" = 1'-0"



3 METAL BUILDING FIRST FLOOR DEMOLITION PLAN
AD101 1/8" = 1'-0"



DEMOLITION LEGEND

- NO WORK THIS AREA
- REMOVE EXISTING CONSTRUCTION
- EXISTING CONSTRUCTION TO REMAIN
- REMOVE EXISTING DOOR AND/OR FRAME AS NOTED
- EXISTING DOOR AND FRAME TO REMAIN

GENERAL NOTES - DEMOLITION PLAN

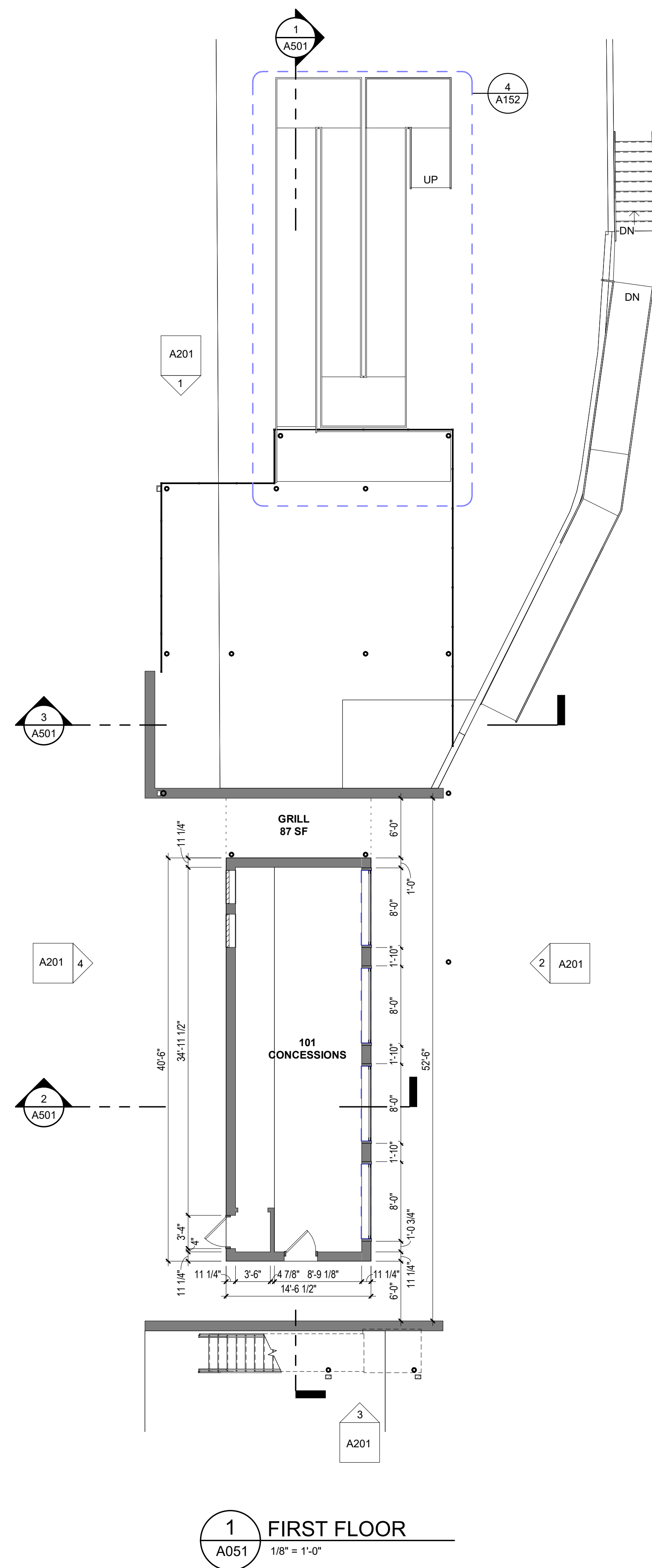
- A. REPAIR EXISTING SURFACES WHERE DEMOLITION HAS OCCURRED FOR NEW CONSTRUCTION. GENERAL TRADES CONTRACTOR SHALL PATCH/REPAIR WALL, FLOOR AND CEILING SURFACES AFFECTED BY DEMOLITION WORK. PATCHING/CUTTING OF EXISTING SURFACES FOR NEW WORK SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR PERFORMING THE WORK. ALL REPAIRS SHALL MATCH EXISTING ADJACENT SURFACES IN MATERIAL, FINISH, TEXTURE, ETC. THIS WORK IS TO BE INCLUDED IN BASE BID AND IS NOT TO BE INCLUDED IN THE QUANTITY ALLOWANCE.
- B. UNLESS DIRECTED BY OWNER, ALL MISCELLANEOUS ITEMS ATTACHED TO FLOORS, WALLS, OR CEILINGS ARE TO BE REMOVED THAT INTERFERE WITH INSTALLATION OR ALIGNMENT OF NEW WORK. THIS INCLUDES BUT NOT LIMITED TO: SHELVES, BRACKETS, POSTERS, PAINTINGS, ART OR OTHER DISPLAYS, PROJECTION SCREENS, AND VISUAL DISPLAY BOARDS. OWNER WILL REMOVE ALL LOOSE FURNITURE/APPLIANCES IN ROOMS PRIOR TO THE COMMENCEMENT OF DEMOLITION.
- C. AT ALL EXISTING SURFACES SCHEDULED TO RECEIVE A NEW PAINT FINISH REMOVE ANY EXISTING FASTENERS, BRACKETS, ETC. IN WALLS THAT ARE NOT BEING USED AND PATCH TO MATCH EXISTING ADJACENT SURFACES IN MATERIALS, FINISH, TEXTURE, ETC. PATCH CHIPPED PAINT SURFACES ON PLASTER WALLS TO MATCH ADJACENT SURFACE TEXTURE. SAND CHIPPED EDGES ON WOOD AND METAL SURFACES SMOOTH.
- D. NOT ALL ROOM MATERIAL/FINISH DEMOLITION INDICATED. WHERE NEW MATERIAL/FINISH IS INDICATED IN ROOM FINISH SCHEDULE, REMOVE EXISTING MATERIALS/FINISH INCLUDING FLOOR AND BASE, ADHESIVES/MASTICS, FLOOR SEALERS AND CURING COMPOUNDS, AND FLOOR PAINT WHETHER OR NOT SHOWN TO BE REMOVED ON DEMOLITION FLOOR PLANS.
- E. REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL ITEMS TO BE DEMOLISHED.
- F. REMOVE EXISTING WOOD BASE WHERE NEW CASEWORK EXTENDS TO FLOOR.
- G. WHERE FLOOR SLABS TO REMAIN ARE DISCONTINUOUS AT WALLS AND PARTITIONS NOTED TO BE REMOVED, REMOVE WALL/PARTITION TO BELOW FLOOR SLAB AND PATCH SLAB THROUGH OPENING.
- H. WHERE NEW OPENINGS OCCUR WHERE EXISTING WALLS HAVE BEEN REMOVED, FEATHER CEMENT-BASED UNDERLAYMENT AT A DISTANCE OF 8 FEET FROM EACH JAMB TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING FLOOR FINISHES ON EACH SIDE OF THE OPENING. FLOOR SURFACE SHALL BE FLAT WITHIN 3/16" IN 10 FEET IN ACCORDANCE WITH ASTM F710.

KEY NOTES - DEMOLITION PLANS

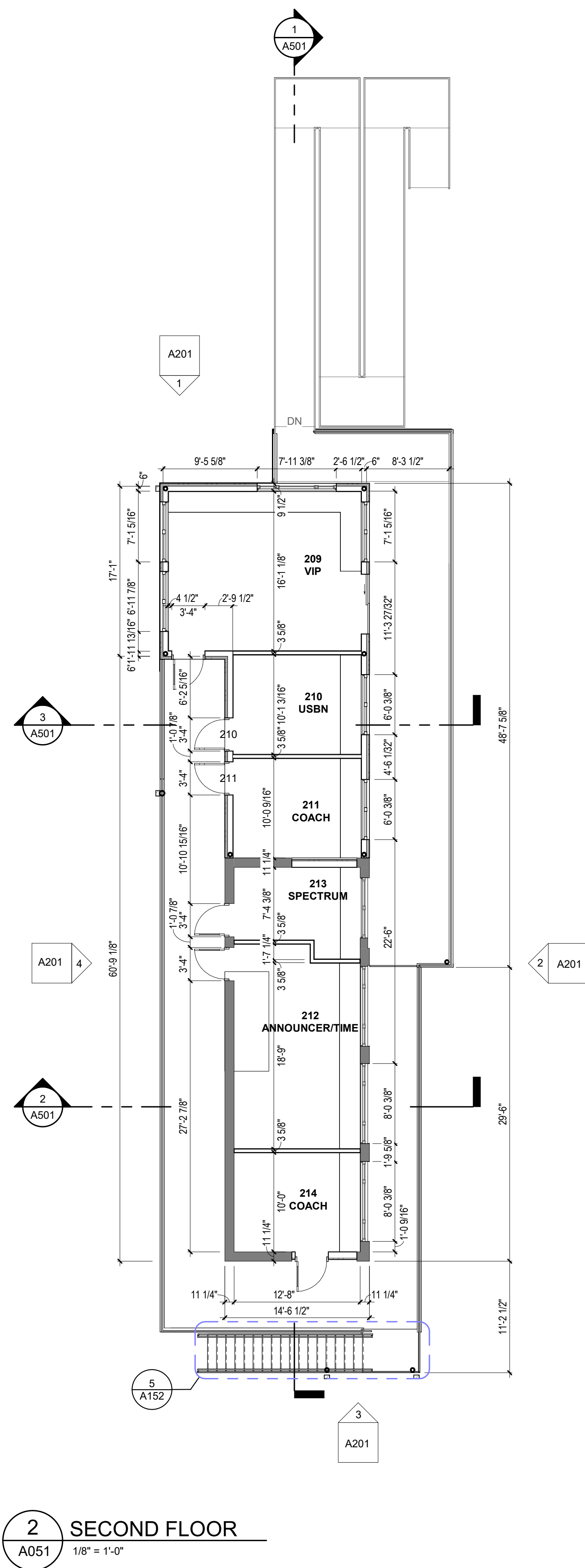
- D1 REMOVE PARTITION TO EXTENT SHOWN.
- D2 REMOVE DOOR, FRAME, AND HARDWARE.
- D3 REMOVE FLOORING, BASE, AND ADHESIVE. PREP FOR NEW FLOORING.
- D4 REMOVE SOAP DISPENSERS, PAPER TOWEL DISPENSERS, SINK, AND TOILET.
- D6 REMOVE EXISTING COUNTERTOPS.
- D7 REMOVE EXTERIOR WALL ASSEMBLY TO EXTENT SHOWN.
- D8 REMOVE TOP 4" OF CONCRETE FOUNDATION WALL.
- D9 REMOVE WINDOW, SILL, AND ASSOCIATED HARDWARE.
- D10 REMOVE PARAPET TO EXTENT SHOWN.
- D12 REMOVE MASONRY WALL TO EXTENT SHOWN.
- D12 REMOVE STAIRS

ISSUANCES

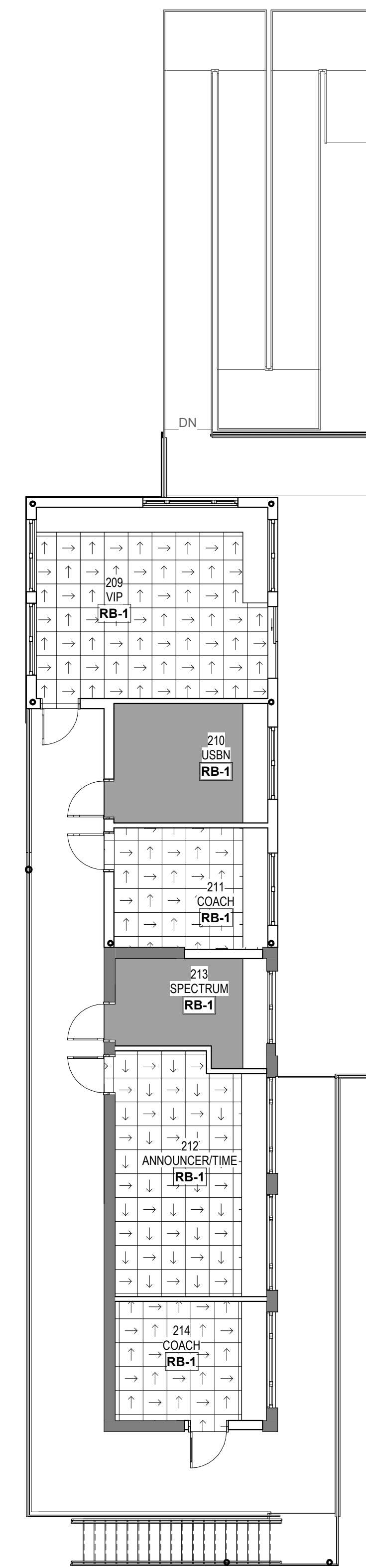
DEMOLITION
PLANS



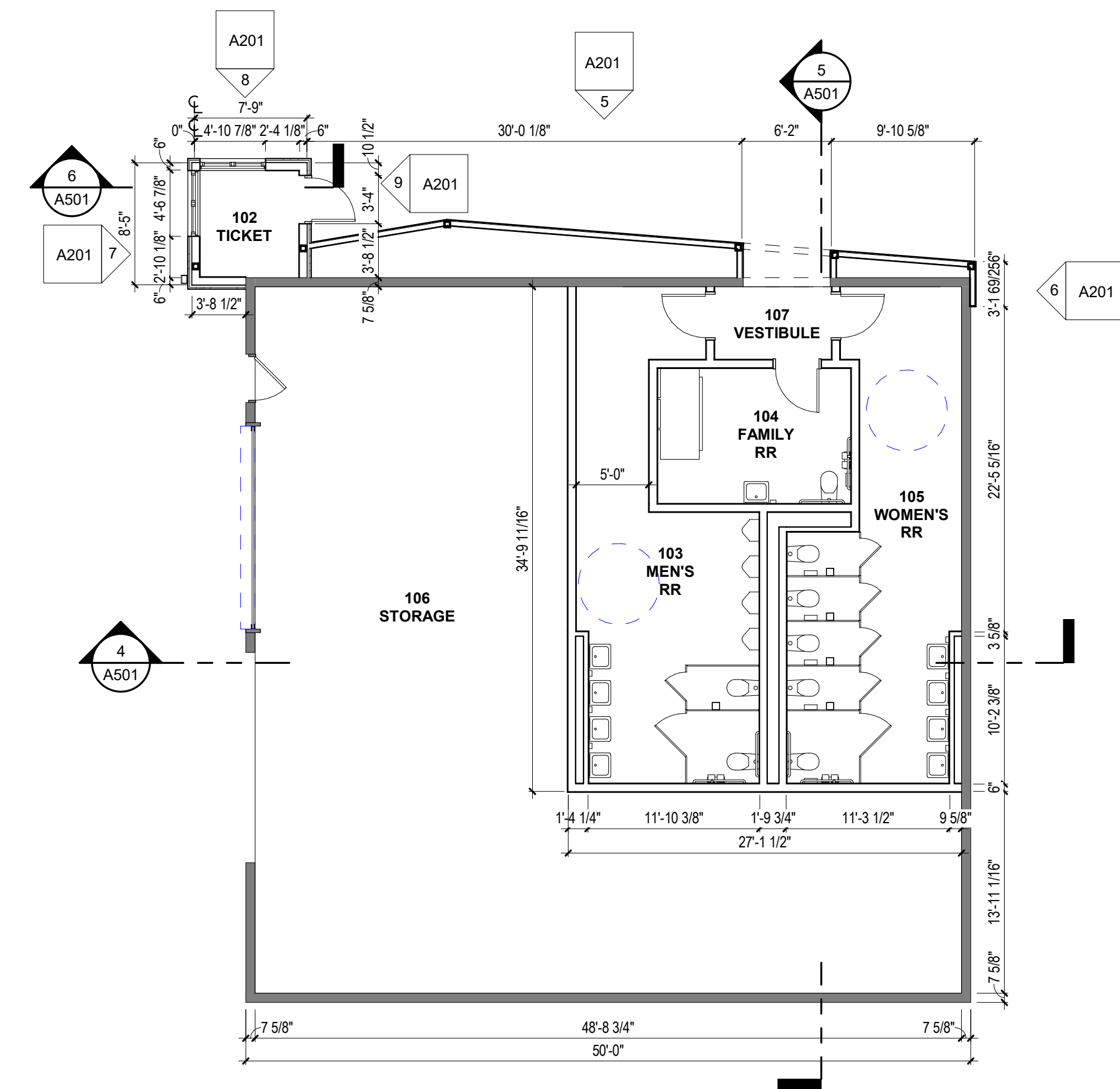
1 FIRST FLOOR
A051 $1/8" = 1'-0"$



2 SECOND FLOOR
A051 $1/8" = 1'-0"$



4 SECOND FLOOR FINISH PLAN
A051 1/8" = 1'-0"



3 METAL BUILDING FIRST FLOOR
A051 1/8" = 1'-0"

SHPP

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CINCINNATI, OH 45202 • 513.381.2112

FOREST HILLS SCHOOL DISTRICT
ANDERSON HS PRESSBOX
7560 FOREST RD, CINCINNATI, OH 45255

FOREST HILLS SCHOOL DISTRICT
7944 BEECHMONT AVE. CINCINNATI OH, 4525

ISSUANCES

ROOF PLAN

COMM NO. 2025044.01

A141

GENERAL NOTES - ROOF PLAN

- | | |
|----|--|
| A. | ROOF PLAN DOES NOT SHOW ALL MECHANICAL / ELECTRICAL ROOFTOP EQUIPMENT AND PENETRATIONS, SUCH AS PLUMBING VENTS. SEE RESPECTIVE DRAWINGS FOR SUCH EQUIPMENT AND PENETRATIONS. |
| B. | PROVIDE TAPERED INSULATION CRICKETS ON THE HIGH SIDE OF ALL ROOFTOP MOUNTED EQUIPMENT. |

ROOF PLAN LEGEND

ROOF SLOPE DOWN (PITCH)

DS
DS/SB

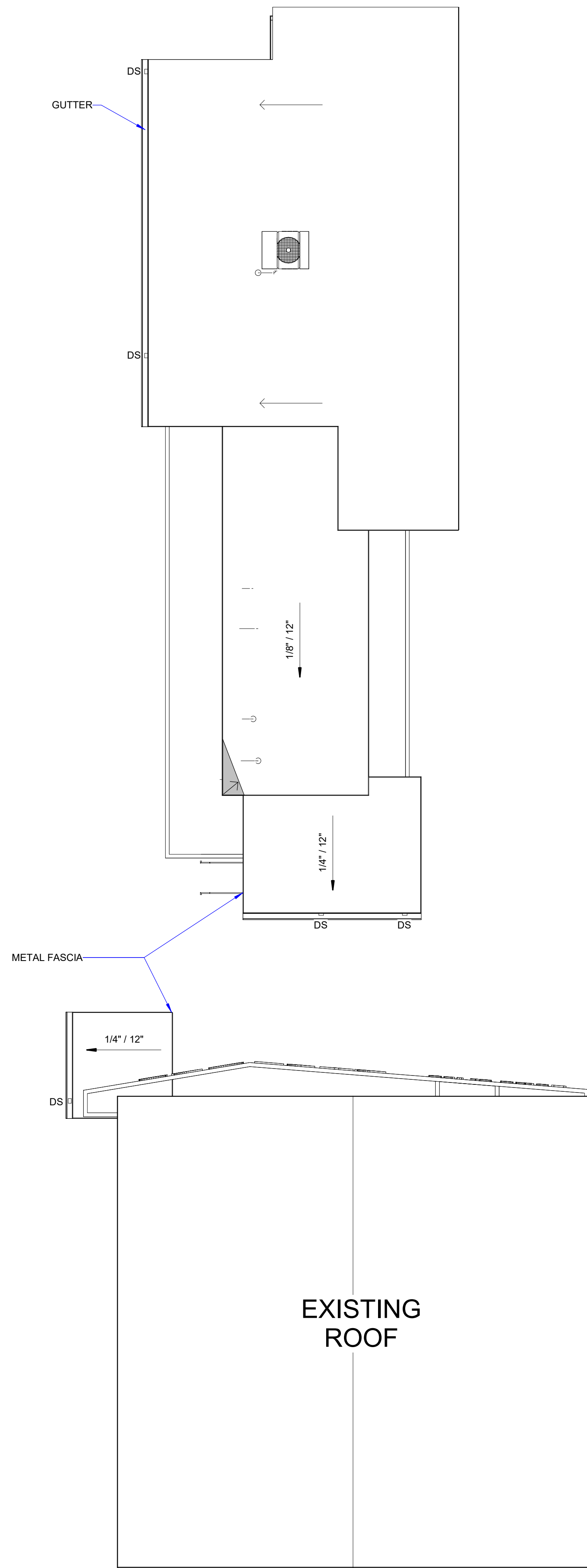
CH/DS
V

DOWNSPOUT
DOWNSPOUT W/ CONCRETE
SPLASHBLOCK
SCUPPER WITH CONDUCTOR HEAD AND DOWNSPOUT

WALL LINE BELOW

(UNSHADED) MEMBRANE ROOFING

TAPERED ROOF
INSULATION ON ROOF
INSULATION



1 ROOF PLAN
A141 1/8" = 1'-0"

0.1° REFERENCE LINE

4 WEST
A201 1/8" = 1'-0"



DRONE 1



DRONE 2



DRONE 3



DRONE 4



RENDERING 1



RENDERING 2



RENDERING 3