

Date: May 16, 2025

To: The Board of Zoning Appeals, Anderson Township  
Re: Zoning Appeal Request for 7125 Foxview Drive



Dear Board Members,

Thank you for your review of this covered porch addition at 7125 Foxview Drive (Residential Zoning District A).

The Zoning Certificate has been denied due to the porch addition extending over the 35' rear setback, as shown in the attached site plan. This is not in compliance with Township Zoning Resolution (2) Section 3.3, C, 2, c.

Per Article 2.12, D:

a.i. Please note the shape of this lot, as it is a special condition with a shallow wedge-shape. The front of the lot is narrower than the 100' wide code requirement and the shape of the road and right-of-way creates a bulging front yard setback. These conditions required the home to be setback much further than usual in order to nearly comply with the 50' front yard setback. This results in an extra shallow rear yard, with the setback line only 9' from the existing house, causing an unnecessary hardship in creating backyard improvements.

a.ii. The lot shape and size were circumstances previously established by the developer and their plat layout, which was approved by the township. This is a given condition, not effected by the property owner.

a.iii. Per the above-described special condition, it is worth noting the differences of this property in comparison to the neighboring properties. Gathering an average of the neighboring properties on Foxview Dr, the lots are on average 187 feet deep. Whereas this lot is 126' deep, measuring perpendicular from the rear lot line to the bulged front lot line. The more substantial depth of these other properties allows for improvements similar to what is being requested. As information is available through CAGIS and the County Auditor's portal, there are several homes on Northwich Drive with 15-16' deep screened in porch additions. As well there are several homes on Foxview Dr that have 20-22' deep screened in porches.

a.iv. To the best of our current research, this porch addition will not be detrimental to public welfare. The plat map does not locate any drainage easements on the property. As well, the electric boxes are located at the street, concluding the underground services are fed from the street edge. We are willing to request a utility locate prior to the BZA meeting to confirm all surrounding public utilities. As per the surrounding neighborhood and district's welfare, this porch addition is thoughtfully designed and will be built of long-lasting materials. It has a clean, open aesthetic and is designed to coordinate in architectural style and color with the existing home, and thus fit with the character of the neighborhood. It is expected to increase this property's value, which would reflect well on the average home value of the neighborhood.

On behalf of the Fahrenkamps, thank you again for your time in reviewing this property. We appreciate your consideration!

Sincerely,

A handwritten signature in black ink, reading "Cassidy Staver". The signature is fluid and cursive, with the first name "Cassidy" written in a larger, more prominent script than the last name "Staver".

Cassidy Staver, RA

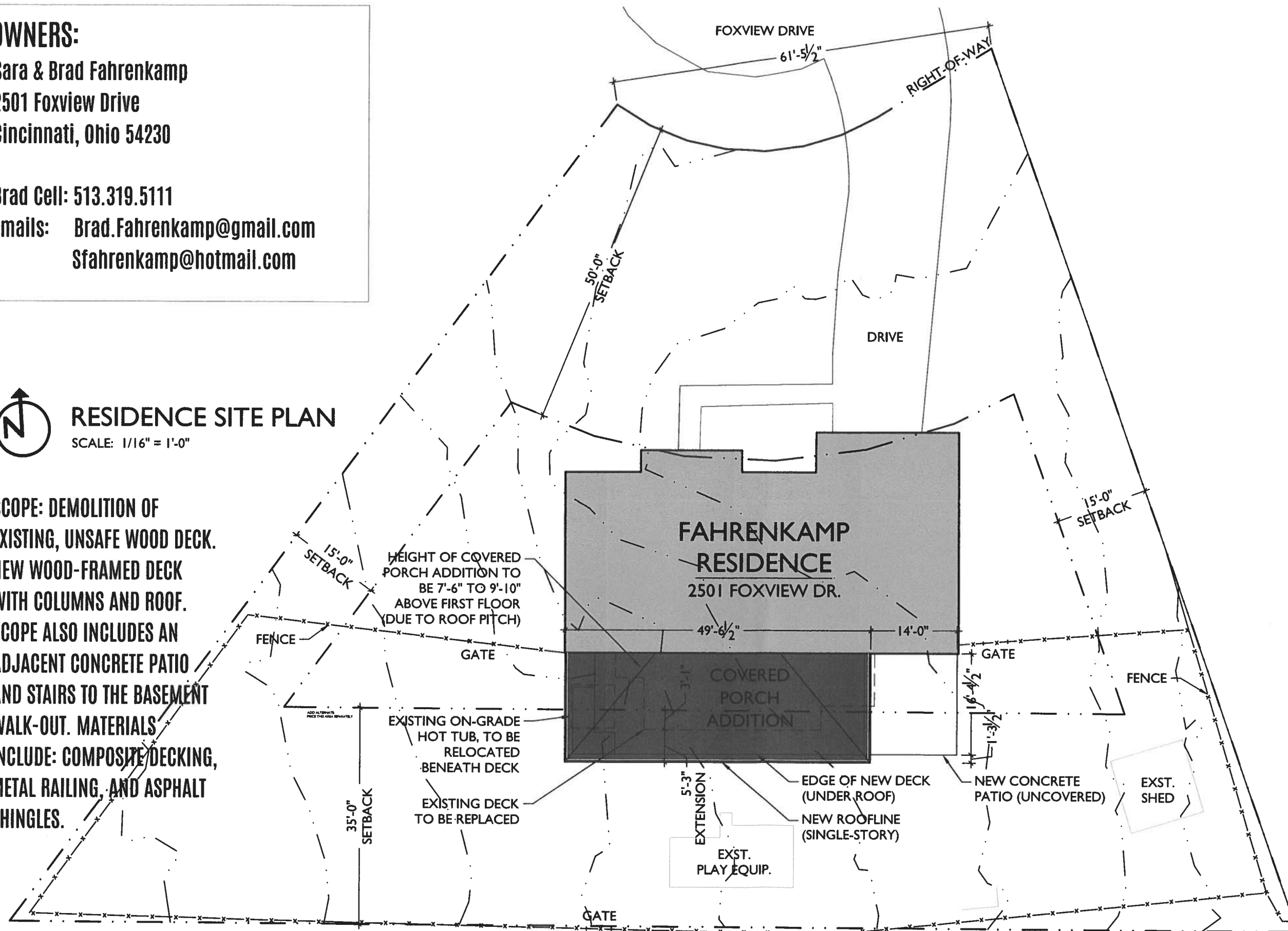
Registered Architect of Ohio, Owner's Agent

**Sara & Brad Fahrenkamp**  
**2501 Foxview Drive**  
**Cincinnati, Ohio 54230**

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Sfahrenkamp@hotmail.com**



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NOT FOR  
CONSTRUCTION

**Nstl**  
STUDIO, LLC  
SHEET 1 OF 1