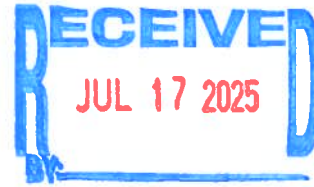


7321 Clough Pike Cincinnati, OH Anderson Township

## Accessory Structure for BZA Review

Rob Coffaro, Owner

Parcel# 500-0280-0012-00



As the current owner of 7321 Clough Pike, I am embarking on a complete reconstruction of the 5.93 acre parcel of the total 7.18 acres I own. The plan would be to build a new home, remove the old home and add an Accessory structure on the property. Below I will outline more details of my plan and the provide pictures and details of the Accessory Structure for your review.

1] 5.93 acres as it currently exists:



[illegible]



# 7321 Clough Pike LANDSCAPE PLAN

Giant  
Arborvitae



### Proposed Structure:

The proposed structure is 50' x 100' and 22' 4" in height. The structure is 5000sq' and will be a stand alone Accessory building. The inside will have 18' of clearance which allows for work to be done on the roof of my future RV. The structure does currently meet the required Zoning setbacks for "B" Zoning.

The structure is designed to house the following:

- 1] 5 sports cars (currently own 2)- would like to start a collection.
- 2] A 32' recreation Vehicle (to be purchased upon completion of the structure)
- 3] Lawn and landscaping equipment- I currently have a riding John Deere mower, a John Deere small tractor, a 14' Trailer, potentially a small Kubota in the near future, landscaping equipment like blowers, trimmers, small mower, etc.
- 4] A variety of construction tools, storage bins for repair stuff, tool boxes, power equipment, and a collection of misc. tools.
- 5] Mechanic tools like floor jacks and stands, tools for working on cars, equipment, etc.
- 6] A 21' and 25' Boat- Bow rider and pontoon (to be purchased upon completion of the structure).

There is also another Pontoon boat, trailer, lawn equipment and other winter storage items that I will be hauling down from my cabin in Michigan to store in the structure.

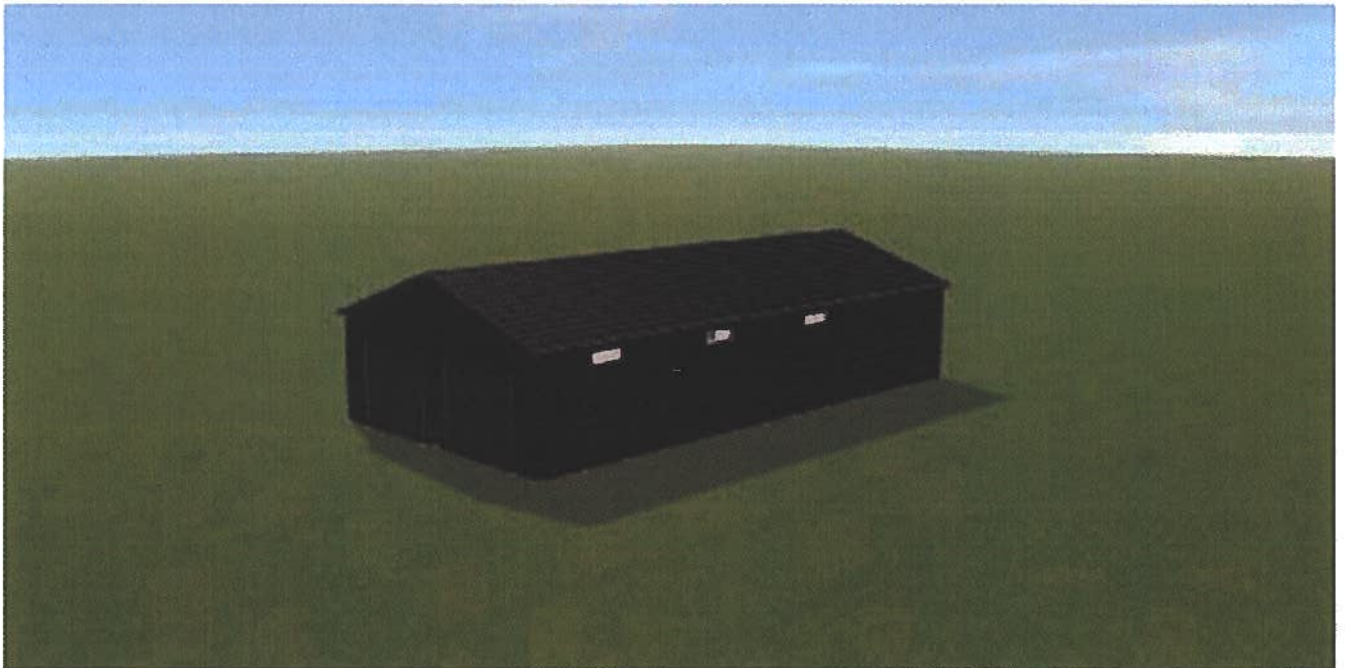
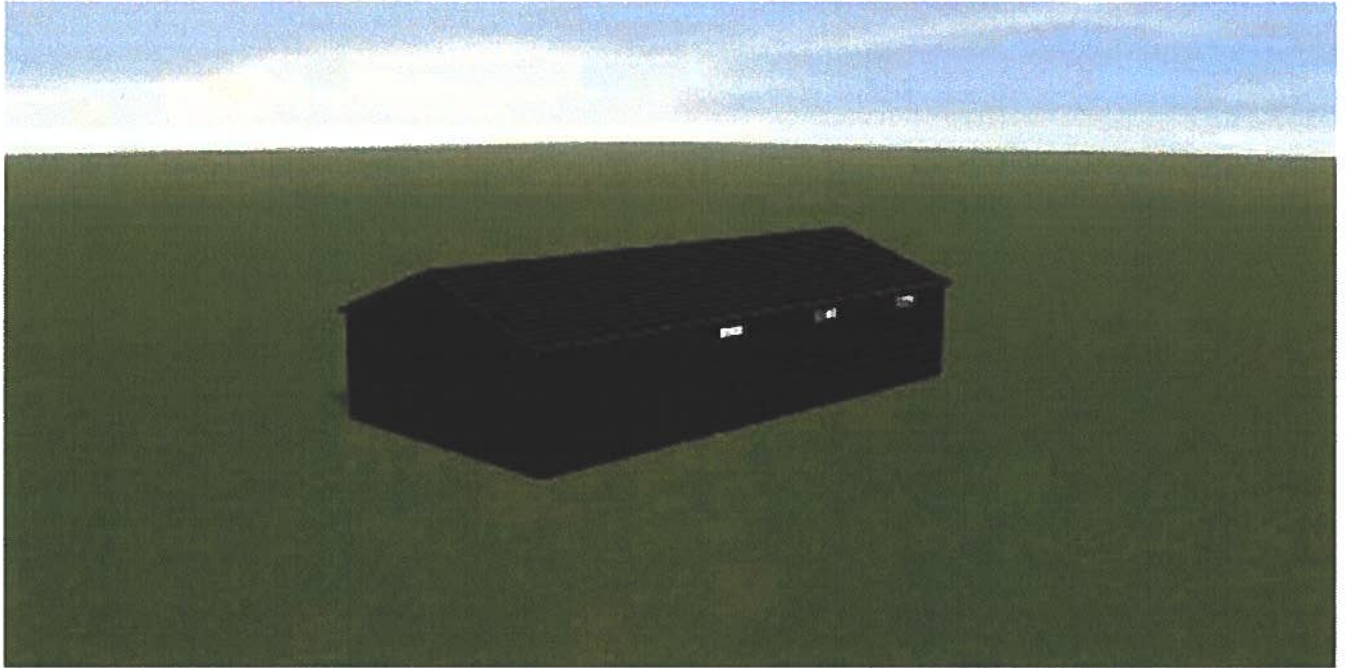
- 7] Household items such as supplies and misc. items.

This will serve as the storage facility for my future home that will be built after this accessory structure is complete. Planning on starting the home by fall of 2026.

- 8] There will be approximately a 60' x 30' paved area for visitor parking and serve as a turn around for the RV and stored vehicles.

- 9] There will also be a bathroom in the structure.

The reason for this structure is to allow me to move all these items into the structure and out of my current home and storage units. I currently live in Eagles Watch and can't store any of these items on my property without being in violation of the HOA rules. This will allow me to clean out my current garage and allow me to start preparing my current house to sell in 2026. I will also be removing the existing home and building a new home that will be approximately 5100+sq'





### Statement of Facts:

We applied for a permit to build the structure and it was declined because it is in the front yard (Article 5.2, A,7) and the building is larger than the current Primary Home on the property (Article 6.1).

### Article 5.2, A, 7:

In response to this, the reason for the front yard structure is based on the lay of the land. As you can see on the survey plat, the flattest area is exactly where we are proposing the structure be built. This avoids an overwhelming cost to clean fill the entire back half of the property that would be behind the new home once constructed. The current topography of this area is not conducive for this project. The area requested is already compacted, flat and easily buildable. There are 2 homes on either side that we will provide an evergreen screening to block the view of the structure and provide privacy for all parties.

### Article 6.1:

The current home is smaller than the 5000sq' structure that is being planned which violates the Article. The plan is to remove the current home and rebuild a 5100+sq' home. Planning for this home will begin this winter and we are hoping a final design and permits that would allow us to start on the new home by summer or fall of 2026.



Likely building area for  
the New Home

Entrance to Property



Entrance to Property



Entrance to Property



Driveway to Existing Home



Driveway to Existing Home



View of Lot toward neighbor





View towards neighbor



View towards Clough



View towards existing home



View towards home and field



View of lot



View from Clough







SITE PLAN  
FOR CHAD & CRISTA MARTIN  
7321 CLOUGH PIKE  
IN R. MORROW'S MILITARY SURVEY NO. 618  
ANDERSON TOWNSHIP  
HAMILTON COUNTY, OHIO

PART OF LOT 3  
ELISHA BRIDGES ESTATE  
PLAT BOOK 2 PAGE 153

AUDITOR'S PARCEL NO. 500-0280-0012, 0062, & C276  
SUBJECT DEED REFERENCE  
OFFICIAL RECORD 10,056 PAGE 418  
OFFICIAL RECORD 10,121 PAGE 1837

THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED FLOOD DAMAGE PREVENTION REGULATIONS. THESE REGULATIONS REQUIRE THAT AN APPLICATION FOR A DEVELOPMENT PERMIT FOR WORK WITHIN THE FLOOD PLAIN LIMITS SHALL BE MADE TO THE PUBLIC WORKS/SANITARY ENGINEER'S DEPARTMENT OF HAMILTON COUNTY, OHIO. AN APPROVAL OF SAID DEVELOPMENT PERMIT SHALL BE OBTAINED PRIOR TO PERFORMING ANY WORK WITHIN THESE LIMITS.

# LEGEND

- FOUND 5/8" IRON PIN
- R/W RIGHT-OF-WAY
- EP EDGE OF PAVEMENT
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY SEWER LINE
- ⊙ STORM INLET (SQUARE)
- ⊙ UTILITY POLE
- ⊙ OVERHEAD UTILITY LINES
- - - FEMA 0-100 FLOOD ELEVATION (675.00') LINE
- - - CONSER TOWNSHIP FLOOD ELEVATION (682.00') LINE

ANDERSON TOWNSHIP ZONING  
ZONED-"B" SINGLE FAMILY RESIDENTIAL

MINIMUM SETBACK LINES  
FRONT: 35'  
SIDE: 8'  
REAR: 35'  
MAXIMUM BUILDING HEIGHT- 35'

## FLOOD ZONE INFORMATION

THAT LAND LOWER THAN THE BASE FLOOD ELEVATION OF 675' DETERMINED FOR THIS AREA, IS IN THE ZONE AE ON THE FIRM MAP. ZONE AE IS AN AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD AND IS CONSIDERED A SPECIAL FLOOD HAZARD AREA. THE LAND ABOVE THE 675' ELEVATION LINE, OR BASE FLOOD LINE, IS IN ZONE X, WHICH IS AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD.

COMMUNITY #390204  
PANEL #C356  
SUFFIX "D"

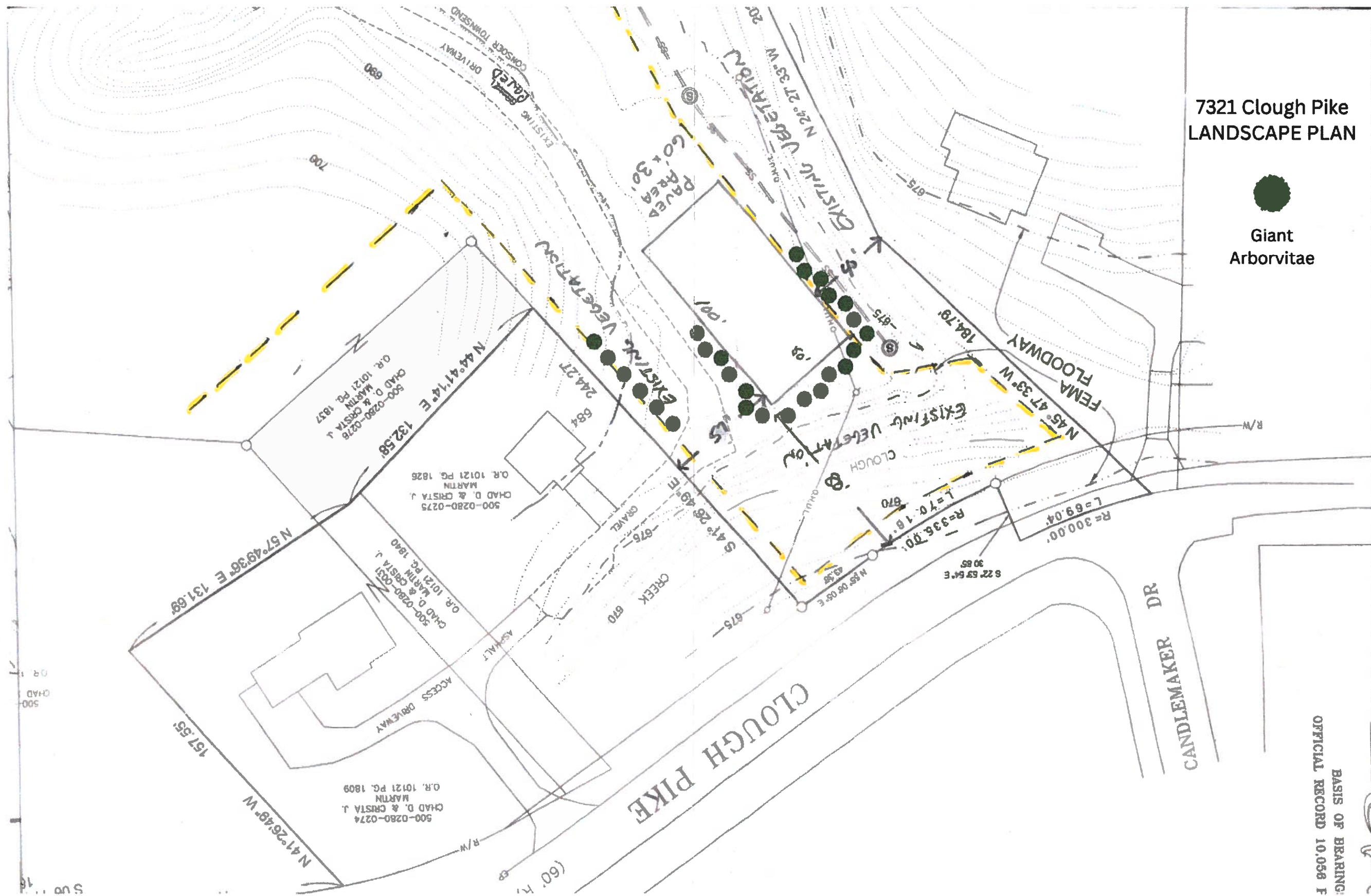
EFFECTIVE DATE: MAY 17, 2004  
ZONE(S): AE & X

SCALE: 1" = 40'  
0' 40' 80' 120'

OWNER: 7321 Clough Pike, LLC	
CLIENT: ROB COFFARO	513-321-5050
PROPERTY ADDRESS: 7321 CLOUGH PIKE	
CINCINNATI, OHIO 45244	
ROSENFELDT & ASSOCIATES LAND SURVEYORS	
SCALE: 1"=40'	DRAWN BY: JRB
CHECKED BY: JRB	DATE: 09/15/09
FIELD DATE:	JOB NO.: 9117
1 OF 1	



**BASIS OF BEARING:**  
**OFFICIAL RECORD 10.058 F**

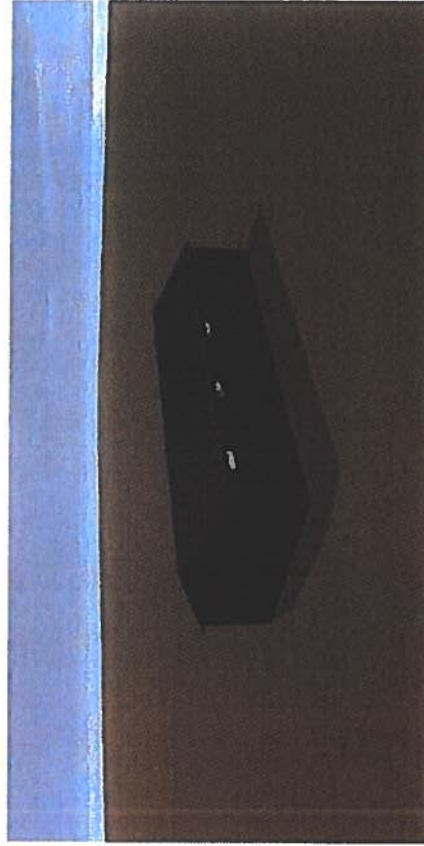
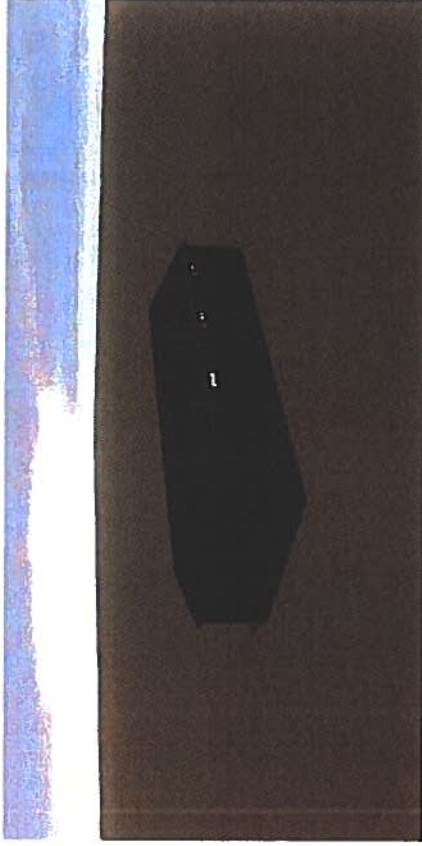




# Summary Sheet

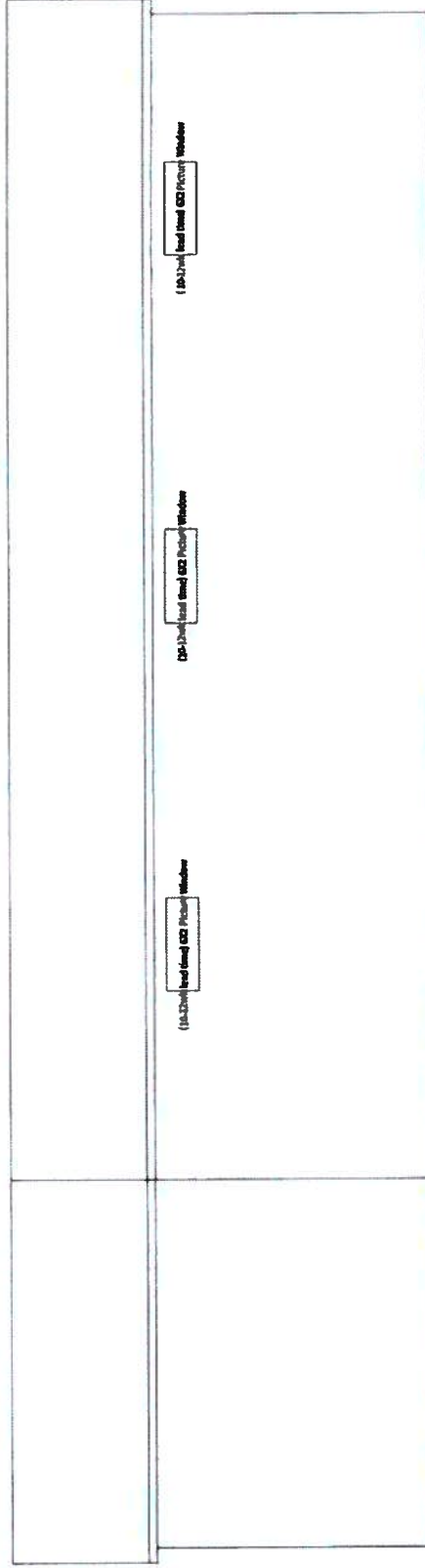
Summary	
Width	50'
Length	24'
Ceiling Height	18' 0 1/8"
Overhangs	1'
Roof Pitch	4/12

Job Information	
Quote Date	6/17/2025
Customer Name	Rob Coffaro
Customer Address	7321 Clough Pike
ZIP code	
Phone	513-321-5050
Email	Rob@coffaroleasing.com
Notes	
Delivery Address	
Inspected	
Sales Tax Rate	7.25



Job: Rob Coffaro  
Date: 6/17/2025  
Time: 2:35 PM

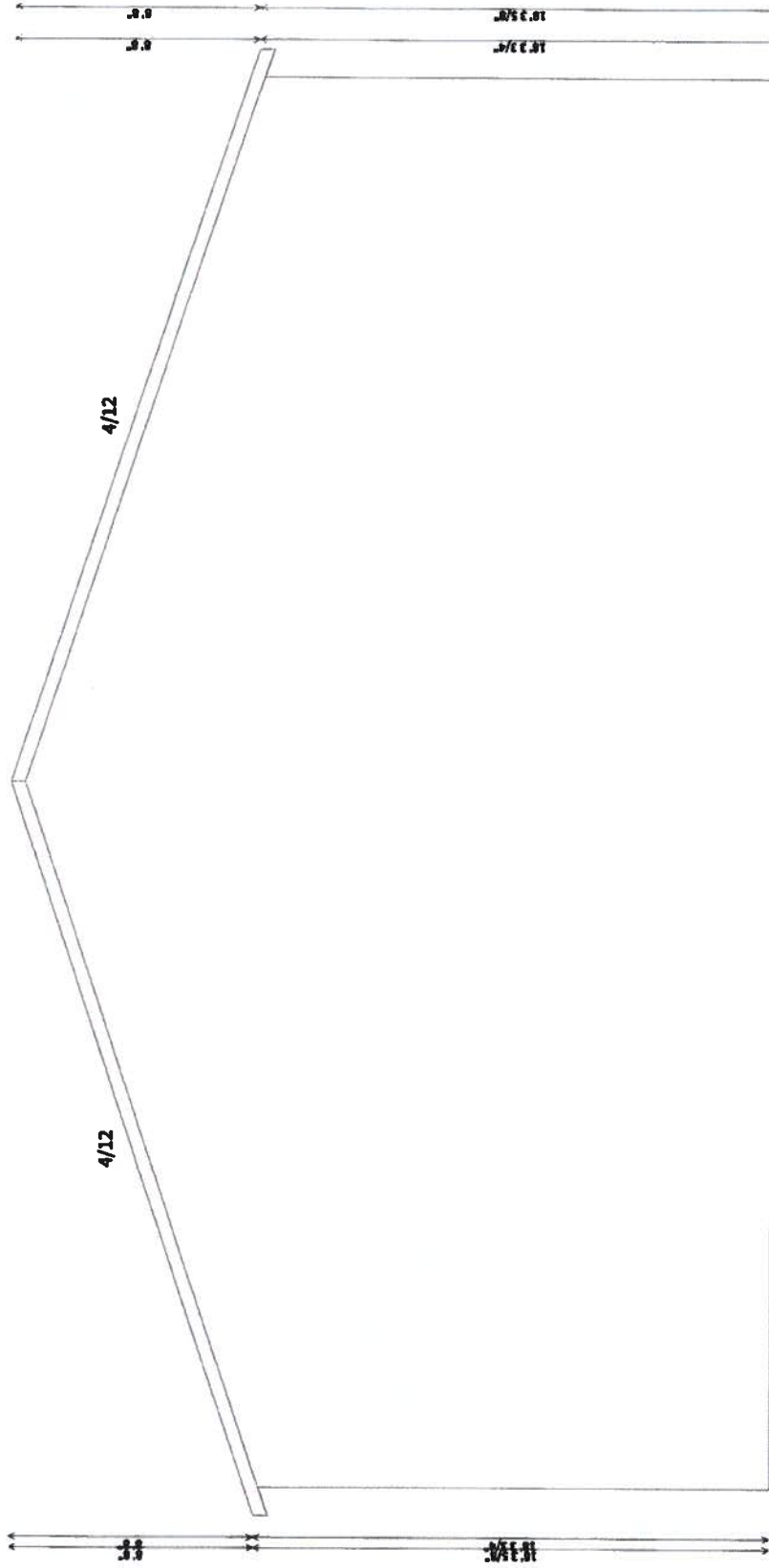
## Left Elevation



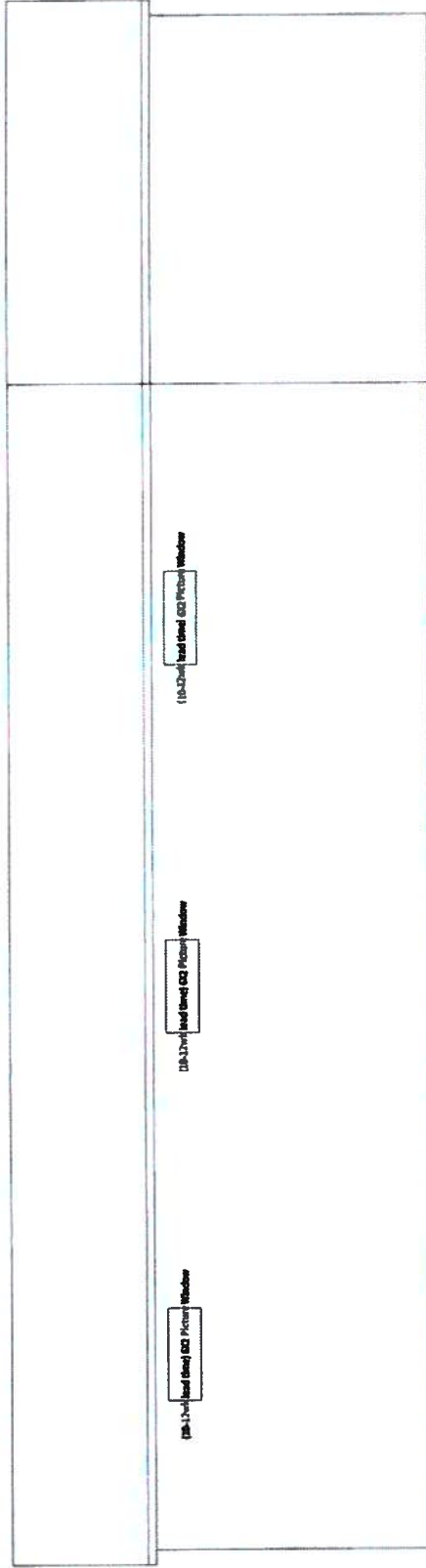


Job: Rob Colfero  
Date: 6/17/2025  
Time: 2:35 PM

## Front Elevation



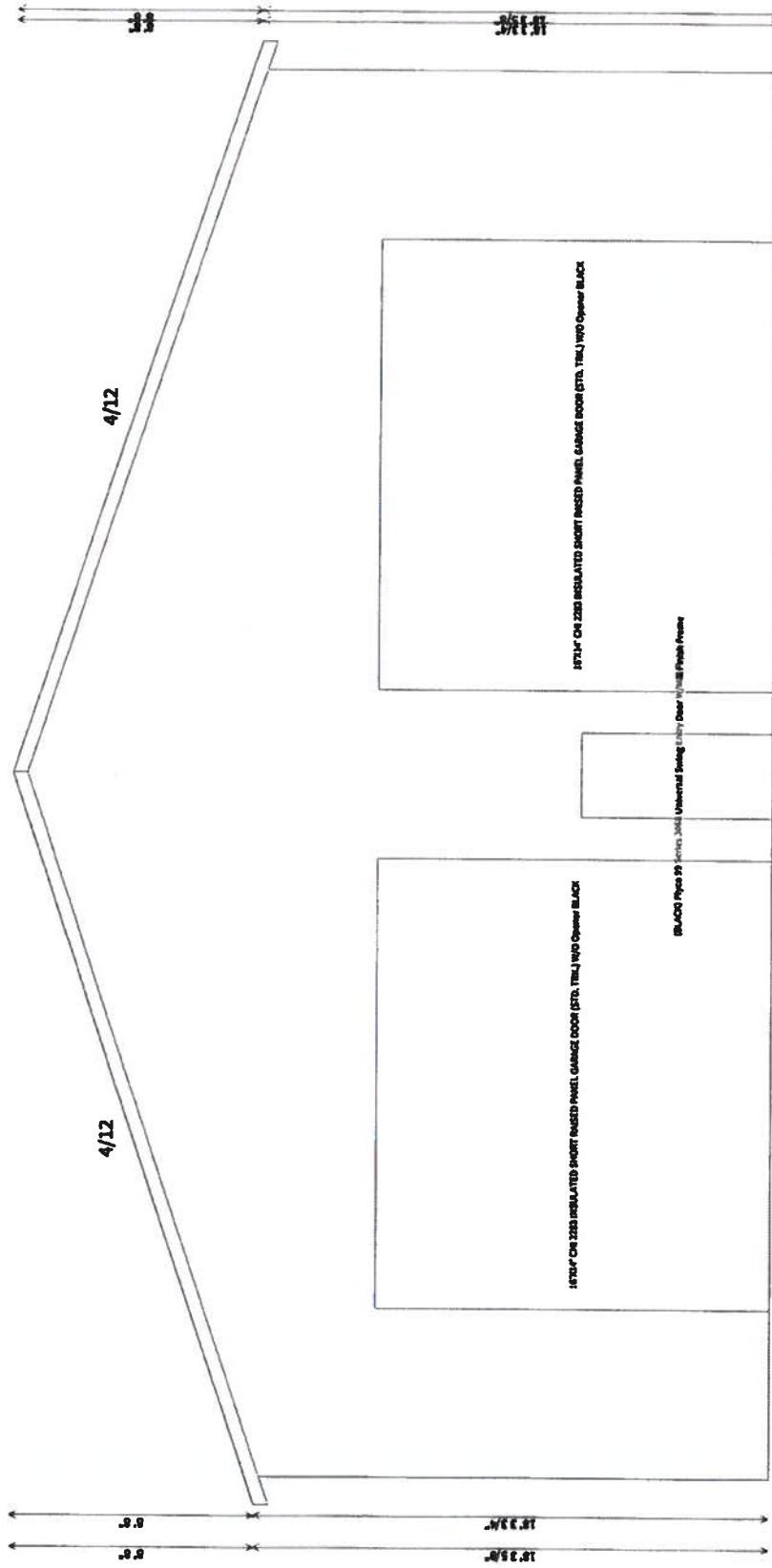
## Right Elevation



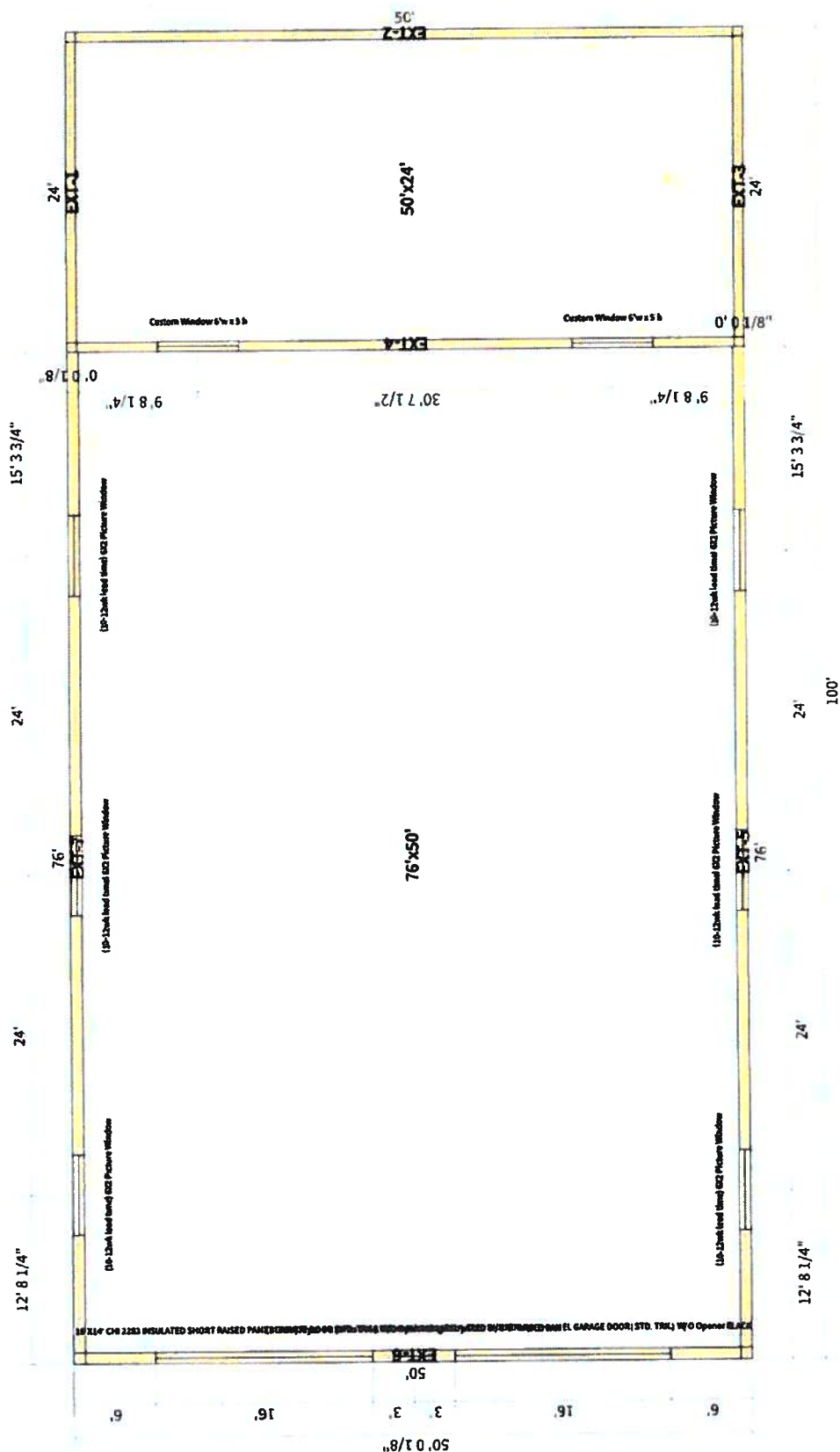


Job: Rob Colferro  
Date: 6/17/2025  
Time: 2:35 PM

## Back Elevation



## Wall Layout





Job: Rob Colferro  
Date: 6/17/2025  
Time: 2:35 PM

## Post Layout

