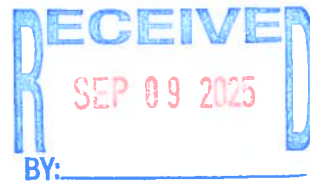


Scott and Susan Zimmerlee

5709 Chestnut Ridge Dr, Cincinnati, OH 45230

(513) 309-1577 | scozimm@yahoo.com

September 8, 2025



Board of Zoning Appeals

Anderson Township Planning & Zoning Dept.

7850 Five Mile Rd, Cincinnati, OH 45230

Subject: Request for variance to locate an accessory building in the side yard at 5709 Chestnut Ridge Drive (Parcel ID: 500-0470-0182-00)

Dear Members of the Board of Zoning Appeals,

I am submitting this letter to formally request a variance from the rear yard location requirement for accessory buildings as outlined in Article 5.2, A, 7 of the Anderson Township Zoning Resolution. The property in question is located at 5709 Chestnut Ridge Drive. The initial denial also referenced Article 5.2, A, 7, a, which limits accessory buildings to a height of less than fifteen feet. In response, I have redesigned the building to comply with this height restriction, and I have included updated drawings for your review.

The variance is requested to build a 28x38 garage in my side yard. The lot's shape and slope make rear placement impossible and would expose the garage to neighbors.

The proposed garage will be placed opposite the attached garage and bordering Hill Crest Cemetery, remaining out of view from neighbors. It matches the home's materials and architecture, with design details included in the packet. I consulted both the surrounding neighbors and the Chestnut Ridge HOA, all of whom supported the side yard location. Approval emails from the HOA and a neighbor supporting the project and its positive effect on property values are attached.

Thank you for considering my request.

Sincerely,



Scott Zimmerlee

Article 2.12,D - 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.**
In my assessment, constructing the garage is likely to result in a favorable return on investment. Given that the house is located 500 feet from the main road, parking additional vehicles on the street is less practical. The new garage will offer sufficient parking and workspace, ensuring vehicles remain conveniently close to the residence.
- ii. **The variance is substantial**
The location within the side yard is not significant, as it situates the structure in an area with minimal impact on both the property and the surrounding neighborhood.
- 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.**
The character of the neighborhood will not be significantly impacted or diminished as a result of the approval of this variance. The residence is situated approximately 500 feet from the main road, with limited visibility to neighboring properties. In the proposed location, only one adjacent neighbor would be able to view the garage. Alternatively, without the variance, positioning the garage at the rear of the property would increase its visibility within the community.

Attached is an email sent during the process of obtaining HOA approval. One of my adjoining neighbors has expressed support for the project, noting its positive effect on the neighborhood.
- iv. **The variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage)**
The variance would not have any impact on the delivery of governmental services.

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

At the time of purchasing the home in 2018, I did not review the zoning restrictions. However, I examined the HOA guidelines to confirm whether an additional structure would be permitted. The HOA has since reviewed and approved the proposed structure at the specified location.

Please find attached the notification email that was sent, along with the approval correspondence from the Architecture Review Board.

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

Regarding the location, the lot's topography does not permit an alternative viable site for the garage. Positioning the garage behind the house would necessitate significant foliage removal and extensive grading, diminishing both the property's character and value. Additionally, situating the garage at the rear would increase its visibility to neighbors, particularly during autumn and winter when tree coverage is minimal. Conversely, placing the garage in the proposed side yard will preserve the natural landscape and ensure it remains out of sight from neighboring properties.

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

The proposed variance would uphold the spirit and intent of the zoning requirements. Over the past year, careful consideration has been given to designing and situating a structure that enhances the property and contributes positively to the neighborhood's value. This approach also addresses the need for additional parking and workspace at the residence. The zoning requirements are intended to safeguard such interests and protect homeowners' investments in their properties, objectives that have been met through the current design and placement.



Anderson Township

Anderson Center

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

Phone: 513.688.8400
AndersonTownship.org
AndersonCenterEvents.org

NOTICE OF REFUSAL ZONING CERTIFICATE

OWNER: Scott A. & Susan L. Zimmerlee
5709 Chestnut Ridge Dr
Cincinnati, OH 45230

APPLICANT: Brent Beal Construction

Your application on August 19, 2025 for a zoning certificate for an accessory structure, size 28' x 38', with a height greater than 15', located in the side yard per drawing attached at the premises designated as 5709 Chestnut Ridge Dr, (Book 500, Page 470, Parcel 182), Zoned "A" Residence, Anderson Township, is hereby refused on this 26th day of August, 2025, under Article 5.2, A, 7 and Article 5.2, A, 7, a of the Anderson Township Zoning Resolution for the reason(s) that:

Article 5.2, A, 7 – In part...accessory buildings or uses which are not a part of the main building shall be located in the rear yard and not less than three (3) feet from the rear and side lot lines.

Article 5.2, A, 7, a – In part... Accessory buildings shall be no greater than fifteen (15) feet in height, 1 ½ stories, except when the setbacks for a primary structure in the respective zoning district are met...

August 26, 2025

Date


Eli Davies
Planner I

Note: Any appeal made from this refusal must be filed with the Anderson Township Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact Anderson Township Land Use Administrator at (513) 688-8400.

Jessica E. Miranda, Hamilton County Auditor

generated on 9/1/2025 8:37:51 PM EDT

Property Report

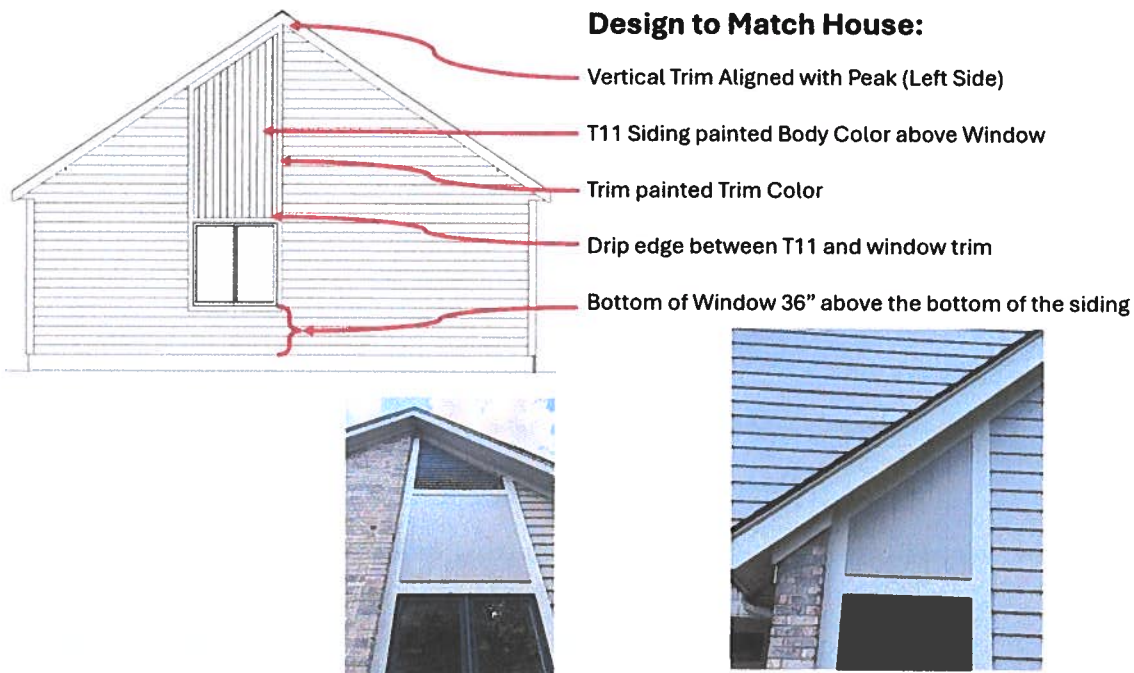
Parcel ID 500-0470-0182-00	Address 5709 CHESTNUT RIDGE DR	Index Order Parcel Number	Tax Year 2024 Payable 2025
Property Information			
Tax District 042 - ANDERSON-FOREST HILLS	School District FOREST HILLS LSD		Images/Sketches 
Appraisal Area 50039 - ANDERSON 39 Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG		
Owner Name and Address ZIMMERLEE SCOTT A & SUSAN L 5709 CHESTNUT RIDGE DR CINCINNATI OH 45230 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)		Tax Bill Mail Address ZIMMERLEE SCOTT A & SUSAN L 5709 CHESTNUT RIDGE DR CINCINNATI OH 45230 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 224,230	Effective Tax Rate 67.717631		
Property Description CHESTNUT RIDGE DR 20 X FT IRR LOT 13 CHESTNUT RIDGE SUB			Total Tax \$13,678.84
Appraisal/Sales Summary		Tax/Credit/Value Summary	
Year Built	1990	Board of Revision	YES(15)
Total Rooms	12	Rental Registration	No
# Bedrooms	4	Homestead	No
# Full Bathrooms	3	Owner Occupancy Credit	Yes
# Half Bathrooms	1	Foreclosure	No
Last Transfer Date	7/6/2018	Special Assessments	Yes
Last Sale Amount	\$485,000	Market Land Value	190,430
Conveyance Number	176281	CAUV Value	0
Deed Type	WD - Warranty Deed (Conv)	Market Improvement Value	450,240
Deed Number		Market Total Value	640,670
# of Parcels Sold	1	TIF Value	0
Acreage	1.705	Abated Value	0
		Exempt Value	0
		Taxes Paid	\$13,678.84
Notes			
1) 7/31/13 bor #12-601753 no change 2) 8/10/15 BOR #14-801727 DECREASE TO 455,000			

A description of the construction or use.

The structure is designed and will be built in a way that matches the existing house's design and materials. This is consistent with the overall design and character of the neighborhood.

Examples include:

- LP Smart Side siding and trim match the design of the house.
- Both trim and body painted using the same Sherwin-Williams paint and color code as the house (Body SW 6073 Perfect, Trim SW 6071 Popular)
- PDQ Garage doors sourced to match the house doors
- Pella window (Pella Impervia series FIBERGLASS 5' x 5' Slider window in brown exterior & interior) sourced to match the size, color, and design of the attached garage and house.
- 30-year dimensional shingles (Oakridge Shingles – Teak) matching the house roof color and design
- A unique design feature on the front-facing side of the garage to mirror the house design



Re: Architectural Review

From: Richard Boothe (rboothe21@hotmail.com)
To: slzimmerlee@yahoo.com; scozimm@yahoo.com
Cc: debillmire@gmail.com
Date: Monday, July 21, 2025 at 04:36 PM EDT

Good Afternoon Scot and Susan,

The Architectural Review for your construction plans has been completed and with no concerns from your neighbors, the committee finds no other reason your plans cannot continue.

Your construction plan is approved.

Sincerely,
Richard Boothe
CRCA Architectural Review Board

Re: Architectural Review- inviting your comments

From: Michael M McIntyre (mcintyremm@hotmail.com)

To: debillmire@gmail.com; anita3t@fuse.net; johnpnerone@yahoo.com; kkramer2211@gmail.com; kkramer1228@gmail.com; marcia_k_elliott@yahoo.com; steve_e_elliott@yahoo.com; pamdapper@hotmail.com; jsimmons504@cinci.rr.com; sdunlap1353@cinci.rr.com; lesleeuhl@yahoo.com; Judd.Uhl@lewisbrisbois.com; stmajba@gmail.com; jceldred@cinci.rr.com; melissa.sundell@gmail.com; dottedmac1@hotmail.com; scozimm@yahoo.com

Cc: rboothe21@hotmail.com; Kishan.montaque@gmail.com; ryangobblemd@gmail.com

Date: Tuesday, July 15, 2025 at 09:56 AM EDT

Greetings. Dottie and I have no concerns whatsoever with Scott and Susan's project.

IMHO, it looks like a wonderful and very tasteful investment to their property which should increase their property's value...and a rising tide lifts all boats...which in turn it should help to increase property values in our neighborhood. I love that a number our neighbors are choosing to stay in our terrific neighborhood and make significant investments to their homes and their property. A virtuous cycle that I hope continues.

Best regards,
Michael M. McIntyre

From: debillmire <debillmire@gmail.com>

Sent: Thursday, July 10, 2025 10:31 AM

To: Anita threet <anita3t@fuse.net>; John Nerone <johnpnerone@yahoo.com>; Kanessa Kramer <kkramer2211@gmail.com>; Ken Kramer <kkramer1228@gmail.com>; Marcia Elliott <marcia_k_elliott@yahoo.com>; Steve Elliott <steve_e_elliott@yahoo.com>; Pam Dapper <pamdapper@hotmail.com>; Jesse Simmons <jsimmons504@cinci.rr.com>; Susan Dunlap <sdunlap1353@cinci.rr.com>; Leslee Uhl <lesleeuhl@yahoo.com>; Judd Uhl <Judd.Uhl@lewisbrisbois.com>; Mike McIntyre <mcintyremm@hotmail.com>; Stacy Majba <stmajba@gmail.com>; Cindy Eldred <jceldred@cinci.rr.com>; Melissa Sundell <melissa.sundell@gmail.com>

Cc: Richard Boothe <rboothe21@hotmail.com>; Kishan Montaque <Kishan.montaque@gmail.com>; Ryan Gobble <ryangobblemd@gmail.com>

Subject: Architectural Review- inviting your comments

Hello neighbors!

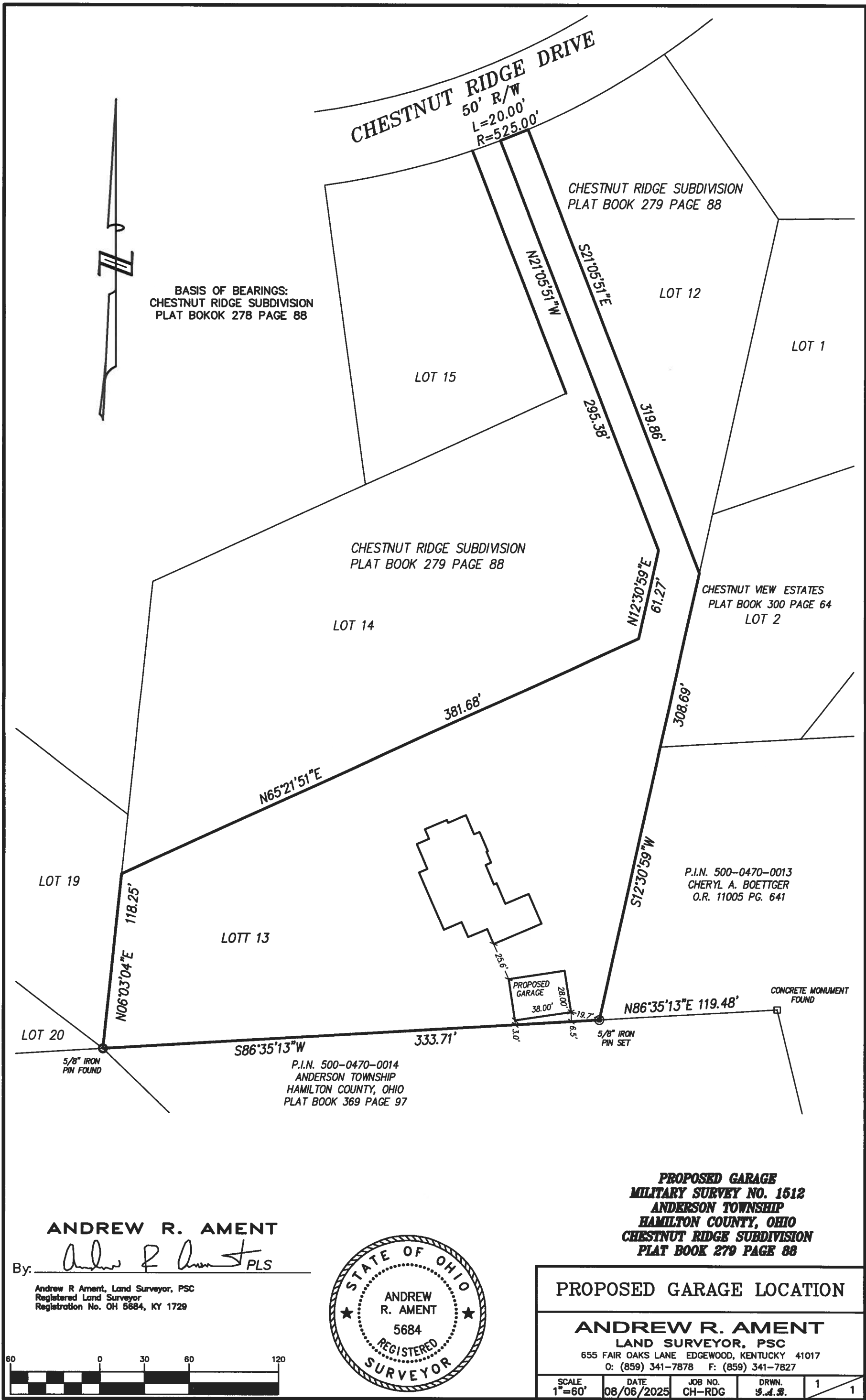
The Architectural Review Committee is reviewing a proposal from Scott and Susan Zimmerlee at 5709 Chestnut Ridge Drive to construct a Carriage House on their property to accommodate additional automobiles. As the plans show, this will be located off the existing driveway at the far (Eversole) end of the lot.

We are inviting those of you whose property is adjacent to the Zimmerly's lot, as well as those of you within sight or earshot of the property to share any concerns you might have regarding the impact of this project on your own property. The plans and specifications of this project are attached below.

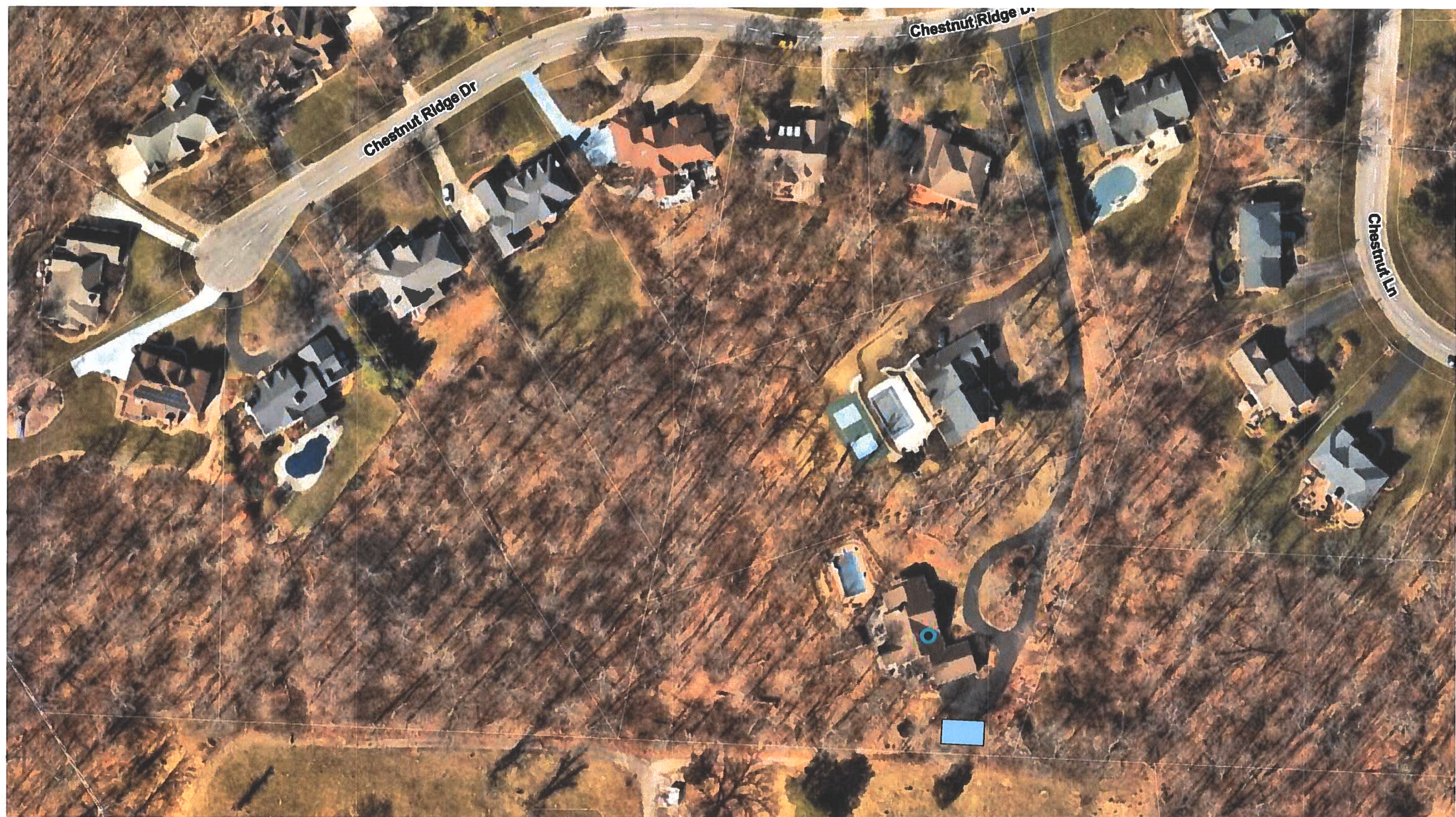
Please send any comments you may have to Richard Boothe, chair of the Architectural Review Committee, at rbooth21@hotmail.com,
by Friday July 18th.

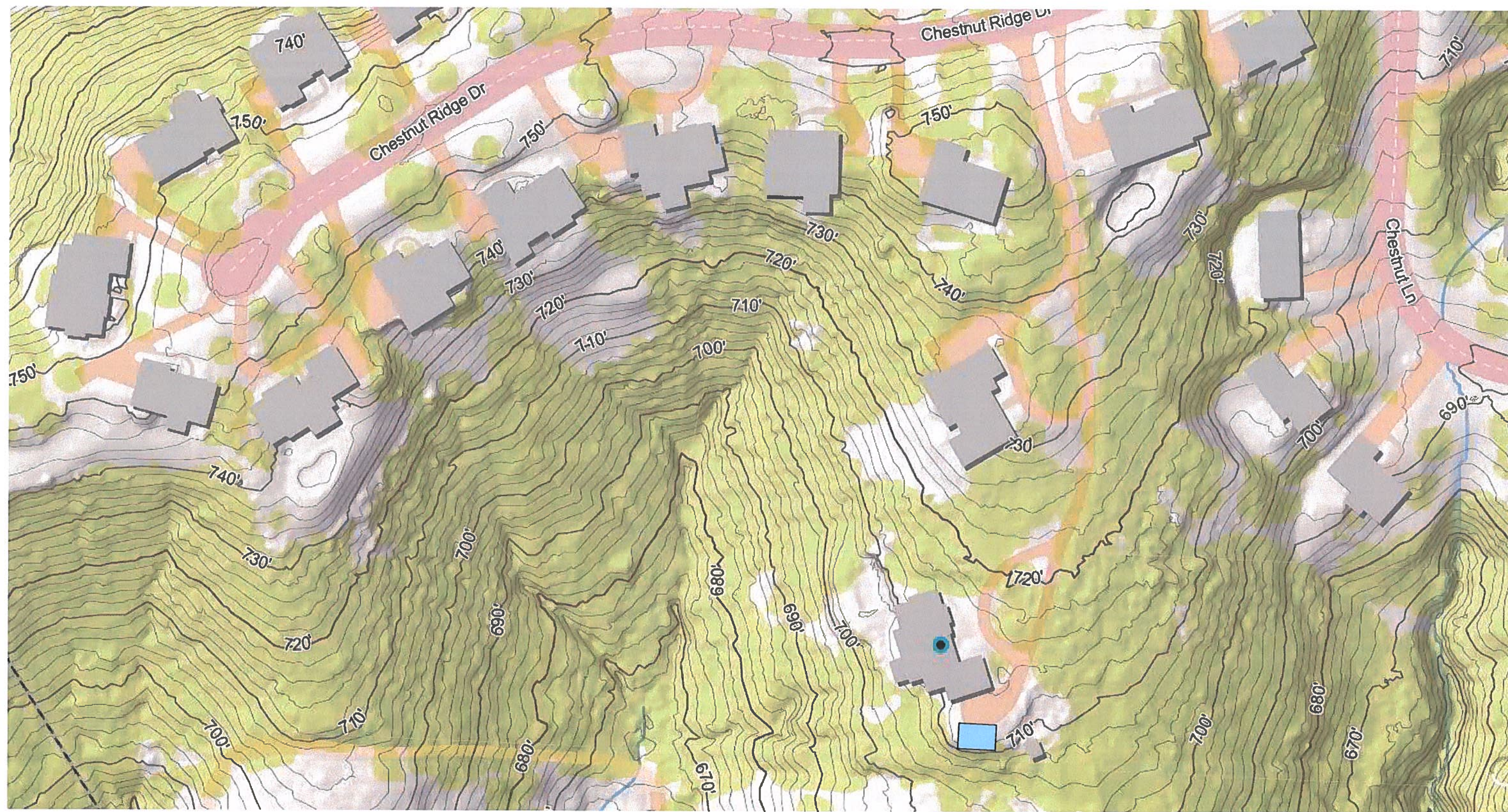
Elaine Billmire, President
CRCA

G:\My Drive\JOB FILES\CHESTNUT RDG\dwg\CHESTNUT RDG.dwg Aug 15, 2025 - 9:36am









Scott Zimmerlee

28X38 CLASSIC GARAGE

September 2025

GENERAL NOTES:

ALL CONSTRUCTION PROCEDURES REFERENCED IN THIS PLAN ARE TO MEET OR EXCEED REQUIREMENTS IN THE 2019 RESIDENTIAL CODE OF OHIO (RCO).

SOIL BEARING DESIGN ASSUMED TO BE MIN. 1,500 PSF AT FOOTING DEPTH.

CONCRETE STRENGTH FOR FOOTERS SHALL BE MINIMUM 3,000 PSI AT 30 DAYS
CONCRETE STRENGTH FOR SLABS SHALL BE MINIMUM 4,000 PSI AT 30 DAYS
WITH 6% AIR ENTRAINMENT.

DESIGN CRITERIA:

BUILDING DESIGN:
GROUND SNOW LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF
WIND: 115 MPH (3-SECOND GUST)

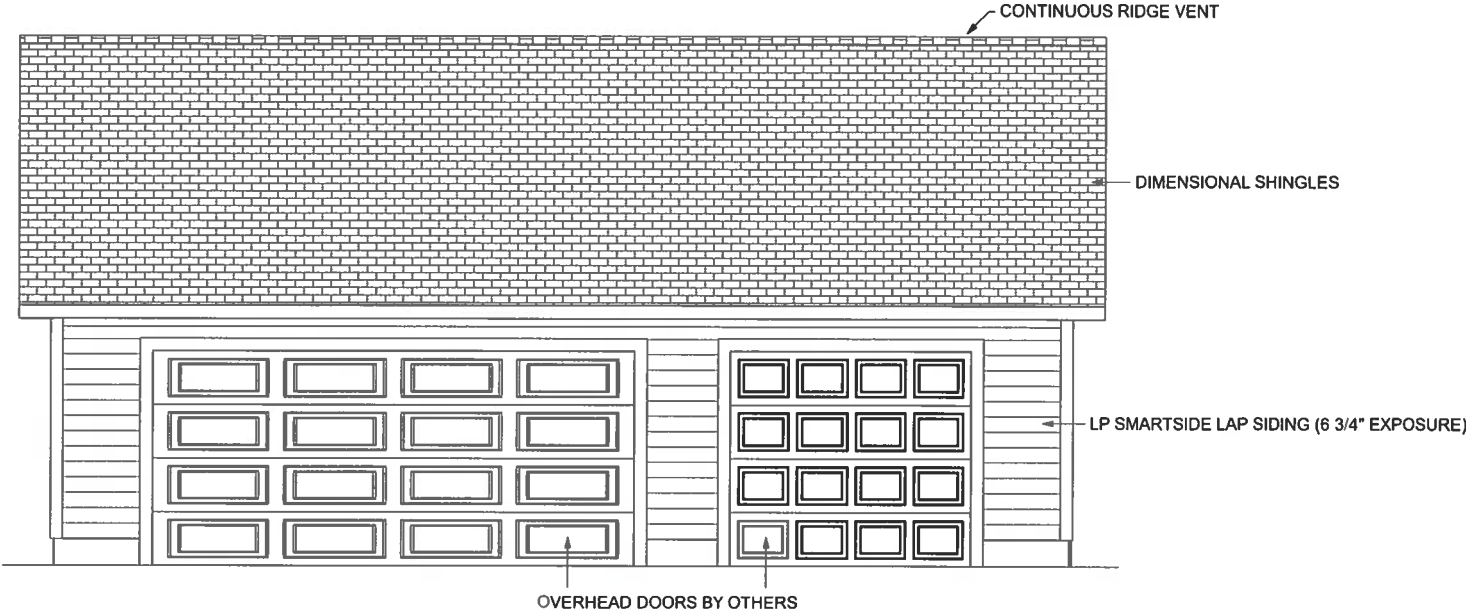
STRUCTURE DEAD LOAD:
FLOOR: 10 PSF
CEILING: 10 PSF
ROOF: 10 PSF

FROST LINE: 32"

DRAWING INDEX:

- A-1 ELEVATIONS
- A-2 FOUNDATION PLAN
- A-3 FIRST FLOOR PLAN
- S-1 CROSS SECTIONS

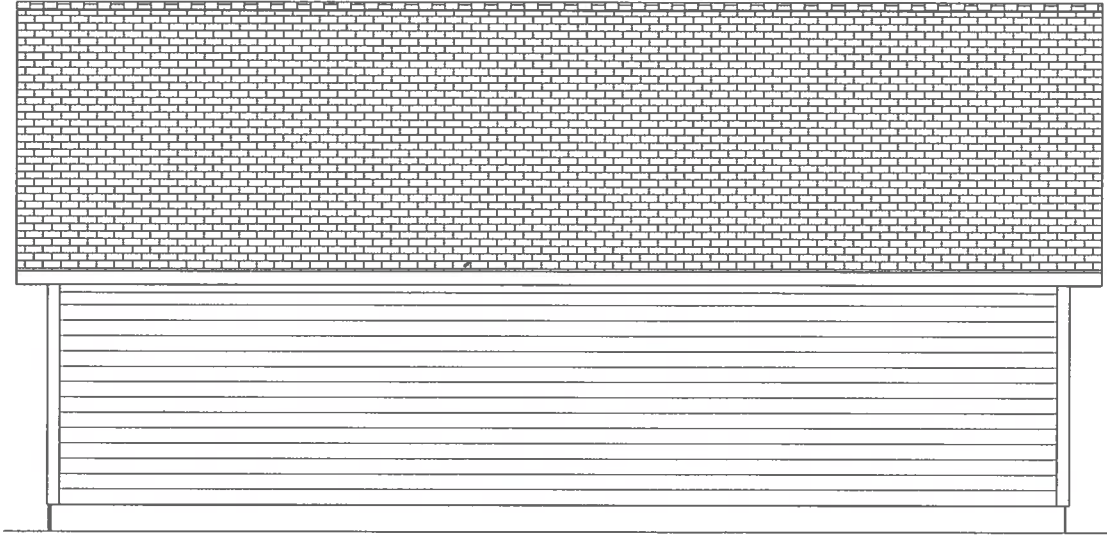




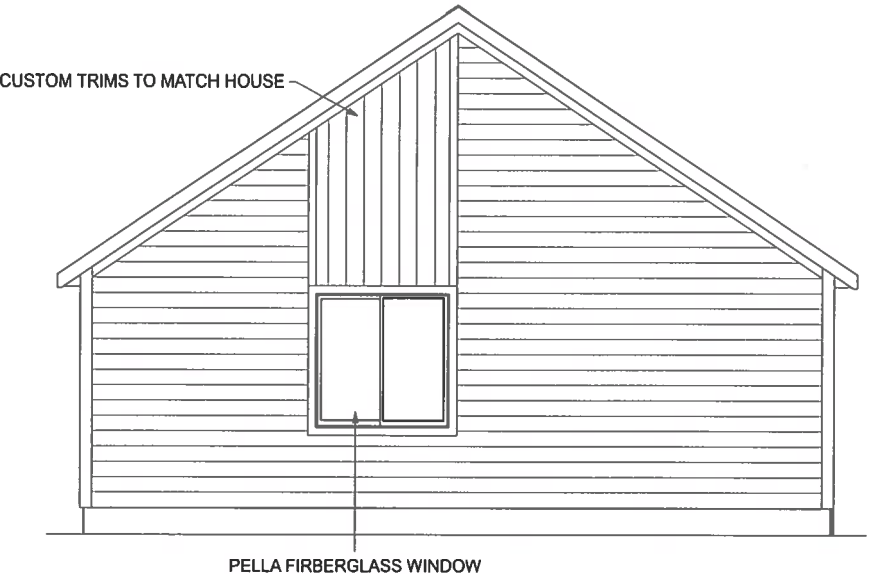
FRONT EXTERIOR ELEVATION
3/8" SCALE



RIGHT EXTERIOR ELEVATION
3/8" SCALE



REAR EXTERIOR ELEVATION
3/8" SCALE



LEFT EXTERIOR ELEVATION
3/8" SCALE



ELEVATIONS

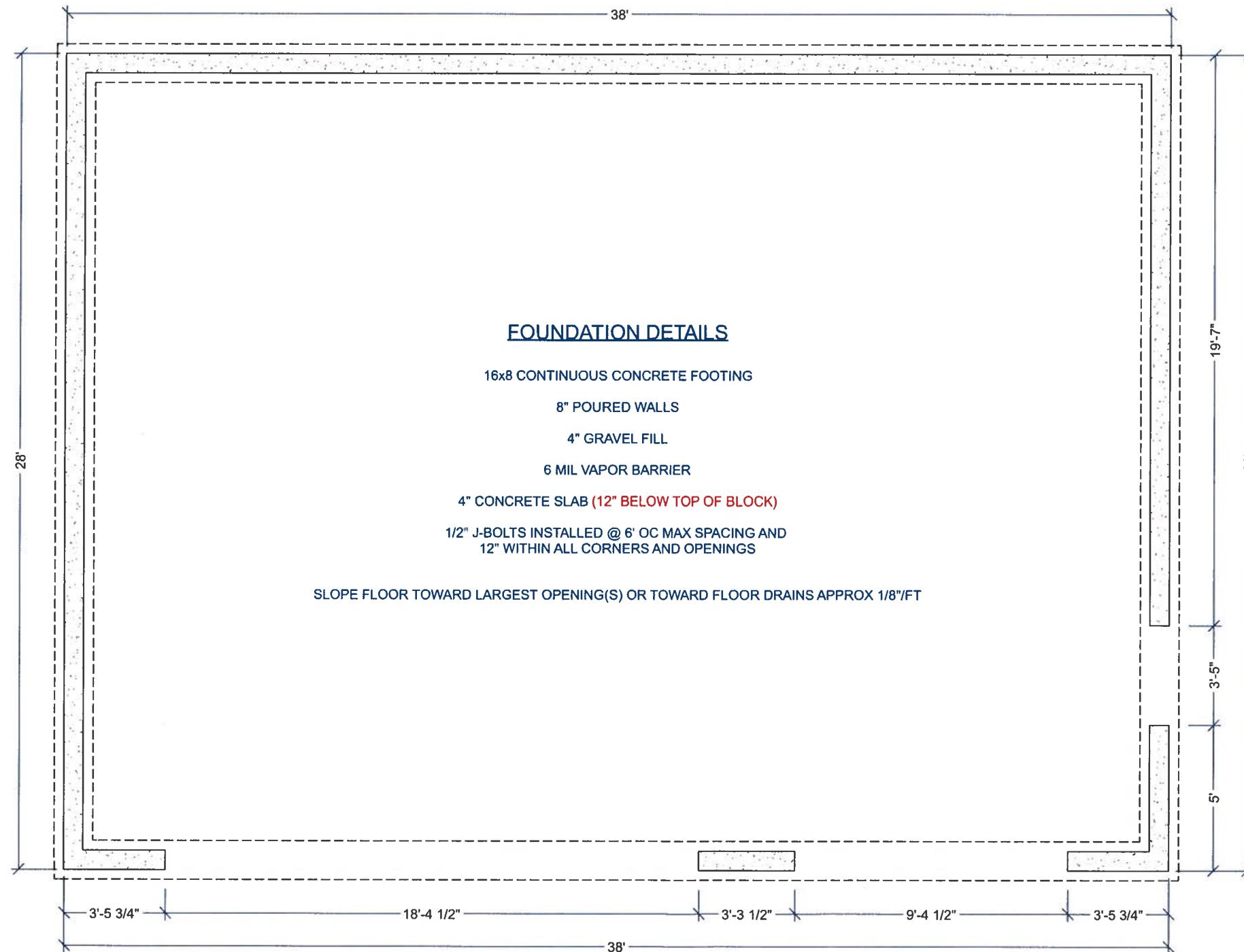
Scott Zimmerlee
5709 Chestnut Ridge Drive
Cincinnati, OH 45014

REVISED:
9/4/2025

DRAWN BY:
TS

SHEET SIZE:
24" X 36"

SHEET:
A-1



FOUNDATION DETAILS

16x8 CONTINUOUS CONCRETE FOOTING

8" POURED WALLS

4" GRAVEL FILL

6 MIL VAPOR BARRIER

4" CONCRETE SLAB (12" BELOW TOP OF BLOCK)

1/2" J-BOLTS INSTALLED @ 6' OC MAX SPACING AND
12" WITHIN ALL CORNERS AND OPENINGS

SLOPE FLOOR TOWARD LARGEST OPENING(S) OR TOWARD FLOOR DRAINS APPROX 1/8"/FT

SCALE
1/2" = 1'

DRAWINGS PROVIDED BY:



FOUNDATION PLAN

Scott Zimmerlee
5709 Chestnut Ridge Drive
Cincinnati, OH 45014

REVISED:

9/4/2025

DRAWN BY:

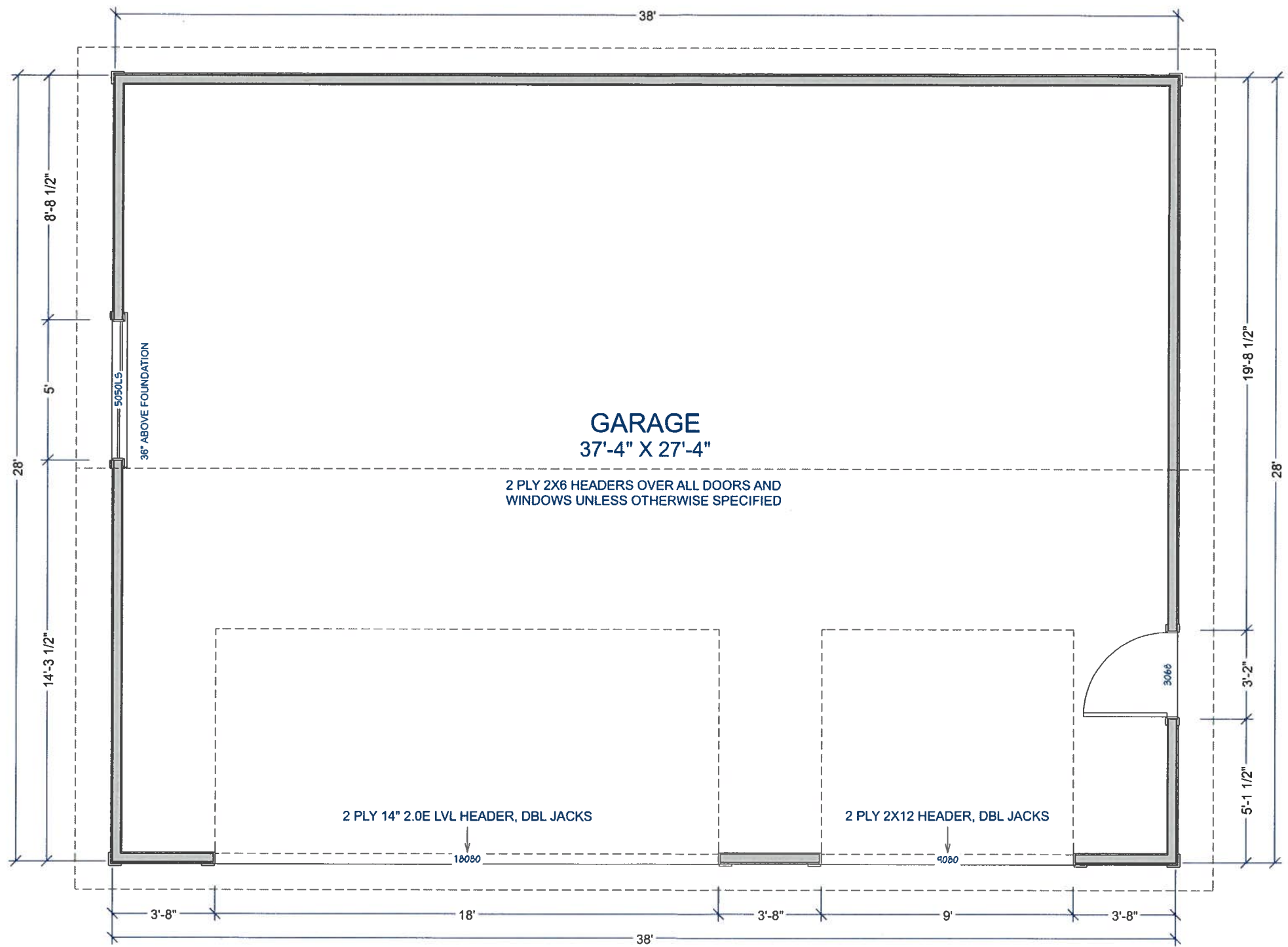
TS

SHEET SIZE:

24" X 36"

SHEET:

A-2



SCALE
1/2" = 1'

Scott Zimmerlee
5709 Chestnut Ridge Drive
Cincinnati, OH 45014

REVISED:
9/4/2025

DRAWN BY:
TS

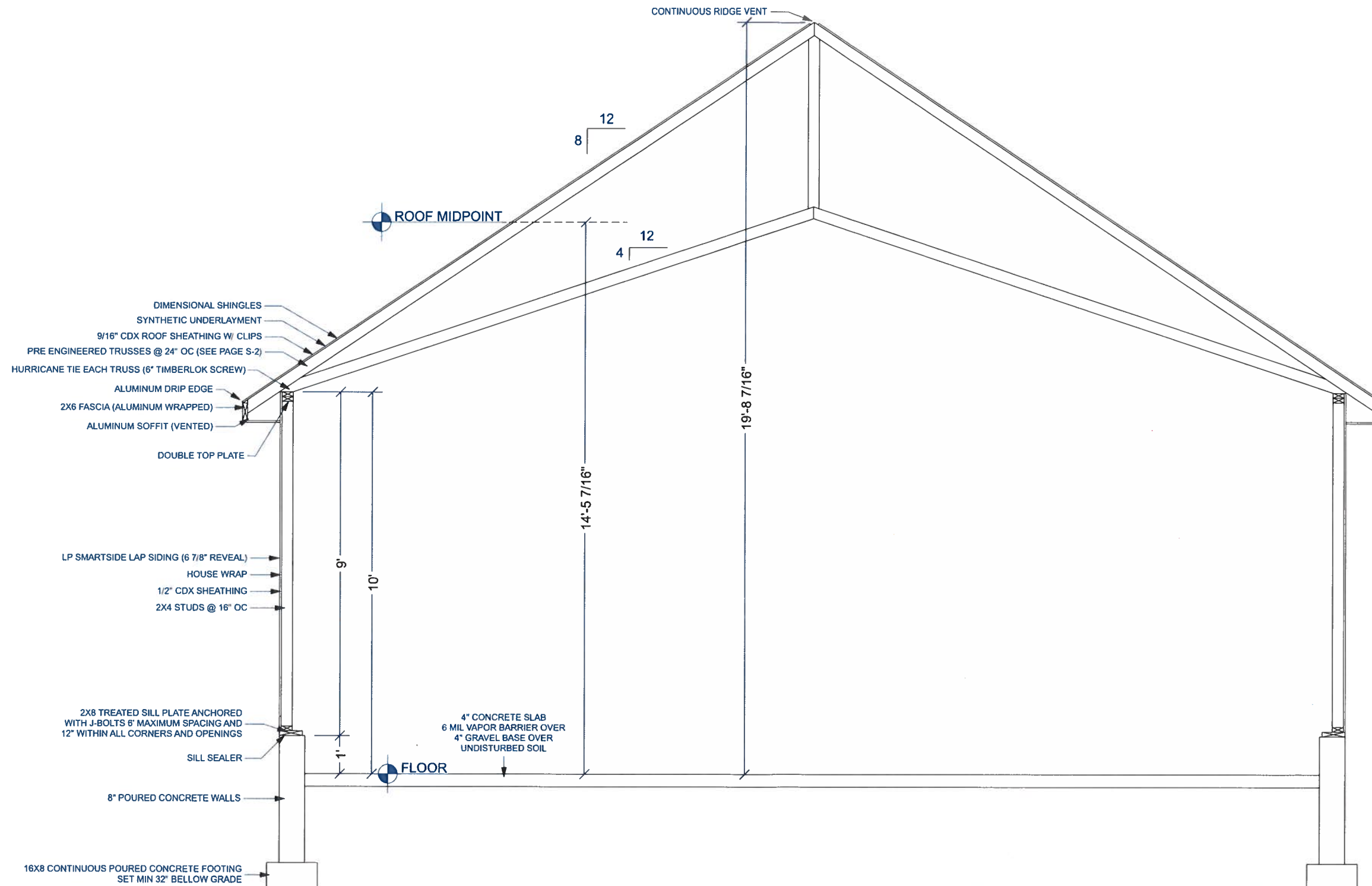
SHEET SIZE:
24" X 36"

SHEET:
A-3

FIRST FLOOR PLAN



DRAWINGS PROVIDED BY:



FRAMING CROSS SECTION

SCALE: 3/4" = 1'

A

S-1

DRAWINGS PROVIDED BY:



CROSS SECTIONS

Scott Zimmerlee
5709 Chestnut Ridge Drive
Cincinnati, OH 45014

REVISED:

9/4/2025

DRAWN BY:

TS

SHEET SIZE:

24" X 36"

SHEET:

S-1

MiTek®

MiTek, Inc.
16023 Swingley Ridge Rd.
Chesterfield, MO 63017
314.434.1200

Re: 254421
Weaver / Zimmerlee

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Hosteller's Metal & Truss.

Pages or sheets covered by this seal: I76076222 thru I76076223

My license renewal date for the state of Ohio is December 31, 2025.



Tony Miller

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer remained in the jurisdiction(s) identified and that the designs comply with ANSUTPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers for reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSUTPI 1, Chapter 2.

September 4, 2025

