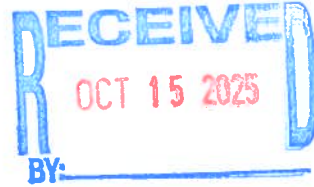


October 15, 2025

Mary Jo and Richard Cleveland
7774 Glen Eden Lane
Cincinnati OH 45244
513-335-6911/gourmademj@gmail.com



Anderson Township Board of Zoning Appeals
7850 Five Mile Road
Cincinnati, OH 45230

**Subject: Request for a Conditional Use for a Granny Cottage at 7774 Glen Eden Lane,
Parcel ID 500-0220-0737-00**

SUMMARY OF REQUEST

Dear Members of the Board of Zoning Appeals,

We are requesting a Conditional Use hearing to establish a Granny Cottage at 7774 Glen Eden Lane, under 5.4.1.4 of the Anderson Township Zoning Resolution.

I, Mary Jo Cleveland, am the original owner of the residence at 7774 Glen Eden Ln., having built the structure in 1987 and continuously resided in it since. This is the house I raised my children in, who are now grown and raising their own children, and as I and my husband, Richard Cleveland, age it is not an ideal setup with three stories of living space, second floor bedrooms, and a large lot with a pool to maintain. I love the house, have a strong connection to the neighborhood, and would prefer to find a solution to age in place rather than sell the house and move.

Construction of the Granny Cottage, detached Accessory Dwelling Unit, is the ideal solution to allow us to remain on the property with an accessible floor plan that will meet our needs as we age. My daughter and son-in-law, Emily and David Ahouse, will move into the principal residence which better meets the needs of their family and we will enjoy multi-generational living. The Granny Cottage provides complete housekeeping facilities in a 615 sq. ft. accessory structure, including a kitchen, living room, bedroom, laundry, and bathroom.

The proposed placement at the end of the driveway is necessary to accommodate true single story living, as other locations on the property would require either walking through the house, down the stairs, and out the basement or walking down a hill and around the pool, neither of which accomplish the goals of aging in place.

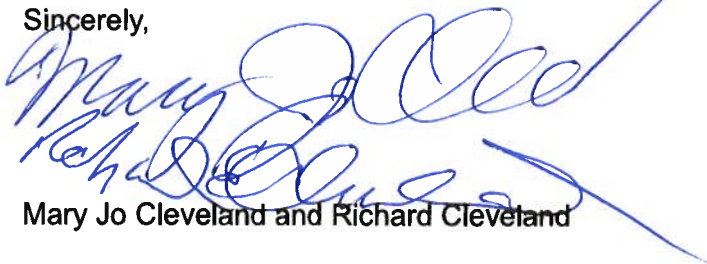
Emily and David have resided in the residence with us previously when they first moved to Cincinnati, and currently upon the recent sale of their house. We had also initially prepared plans for an attached accessory dwelling unit addition which received Zoning Approval from Anderson Township, but proved economically infeasible. This is offered to note that with the other alternative which did not require a Conditional Use hearing, the occupancy of the property was the same and it easily accommodates six residents without adversely affecting any of the surrounding property owners.

We have discussed the proposal with the most immediately impacted neighbors adjacent to the Granny Cottage at 7778 and 7784 Glen Eden Ln and they have not expressed any concerns. It is our finding that the Granny Cottage is appropriately located, designed, and configured to minimize any adverse effects on surrounding properties, and full analysis under the standards of review are included below. Further, it's in the public interest as a creative solution to meet the needs of aging residents within Anderson Township.

We will be in attendance at the hearing and will participate, but we also authorize my daughter, Emily Ahouse, to speak on my behalf to present the case. Greg Hanna of Keystone Tiny Homes and Michelle Armbrust architectural designer will be available for any questions on design and construction.

Thank you for your time and consideration.

Sincerely,



Mary Jo Cleveland and Richard Cleveland

FINDINGS OF FACT

Consistency with Article 2.12.D.8

8. To authorize by the grant of a special zoning certificate after public hearing, the location of any of the following uses, including such buildings and structures as are necessary for their operation, in a District from which they are prohibited by this Resolution.

a. In determining whether to grant a special zoning certificate pursuant to this the Board shall consider and apply the following standards:

i. Spirit and Intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with District purposes.

The proposal is consistent with the spirit and intent of the Zoning Resolution and District purposes in that the use will remain a single family dwelling with one multi-generational family residing on the property in a principal residence and granny cottage, and the accessory structure meets all requirements for height, setback, lot placement, and lot coverage.

ii. No Adverse Effect. The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety, and general welfare.

No adverse effects are anticipated upon the adjacent properties, or the public health, safety, and general welfare. The single family residence at 7778 Glen Eden Lane is substantially setback from the street, and is at a substantial grade differential from the Granny Cottage, which will be buffered by landscaping. The Granny Cottage will be set over 176 ft. from the residence at 7778 Glen Eden Lane. The Granny Cottage is also buffered from 7784 Glen Eden Lane by the driveway to 7778 Glen Eden Lane, existing landscaping and the shed on their property.

iii. Protection of Public Services: The proposed use and development should respect, to the greatest extent practicable, any natural, scenic, and historic features of significant public interest.

Minimal tree and landscaping removal will be required to facilitate the construction. This will include only the clearing of land necessary for construction and the remaining trees and landscaping will be maintained. Much of the landscaping in this area is not the larger canopy tree which covers the remainder of the rear yard of the property. No historic features of significant public interest will be altered with the proposed construction.

iv. Consistent with Adopted Plans. The proposed use and development shall, as applicable, be harmonious with and in accordance with the general objective of the Township's comprehensive plan and/ or Zoning Resolution.

The proposed Granny Cottage is a Conditional Use in the A Residence Zoning District and the proposed development is otherwise in conformance with the Zoning Resolution. It will continue the property's use as a single family residence, consistent with the Zoning Resolution, and is consistent with the purpose of the Zoning Resolution in that it will promote health through multi-generational living and will conserve and protect property and property values.

The proposal is consistent with the 2022 Anderson Township Comprehensive Plan. The Granny Cottage is consistent with the Housing Goal to encourage and promote diverse housing options to meet changing demographics and market

demands (pg.24) as well as associated initiative 4.1.2 and 4.1.3. The proposed Granny Cottage is also consistent with the Quality of Place goal to be a community that strives to be sustainable and resilient in its practices by balancing the demand for development and activities with the needs of our environment (pg. 36), as it allows multi-generational living in a small footprint and minimal reduction of greenspace.

Consistency with Article 5.4.H - Criteria for Granny Cottage (n), (p.i), (cc), (dd), (ee)

n. The architectural design and site layout of the structure and the location, nature, and height of any walls, screens, and fences are to be compatible with adjoining land uses and the residential character of the neighborhood.

The Granny Cottage is proposed in the rear yard at the end of the existing driveway. It meets the locational requirement for a residential accessory structure as well as the 3 ft. setback requirements from the side and rear yards. The accessory structure is set back from the street and is clearly secondary to the principal residence which will remain the predominant streetscape feature. The detailing of the design is compatible with the existing single family residence and the surrounding structures. One-story garages at the side and rear of residences are a common feature found along the streetscape, and the design is consistent with the massing and placement of garages in the vicinity.

p. Signage shall be regulated as follows:

i. No signs shall be erected except those exempt under Article 5.5, D,3.

No signs are proposed for the Granny Cottage.

cc. Coverage of the required rear yard by the accessory unit shall not exceed 10 percent, and coverage of the entire lot by the accessory unit and the principal unit shall not exceed 20 percent.

The existing lot is 42277 sq. ft./.9705 acres, and the existing rear yard is approximately 27148 sq. ft. The existing single family residence has an approximately 2747 sq. ft. footprint. The proposed Granny Cottage has a 660 sq. ft. footprint (including the porch). The Granny Cottage will cover approximately 2.43% percent of the rear yard, meeting the under 10 percent requirement. The overall lot coverage of the accessory unit and principal unit is approximately 8% and does not exceed the 20 percent lot coverage.

dd. The unit shall contain a maximum 900 sq. ft. and not exceed 15 ft. in height.

The unit is 615 sq. ft. (660 sq. ft. footprint including the porch) and 13 ft. 3 in. in height, in compliance with this requirement.

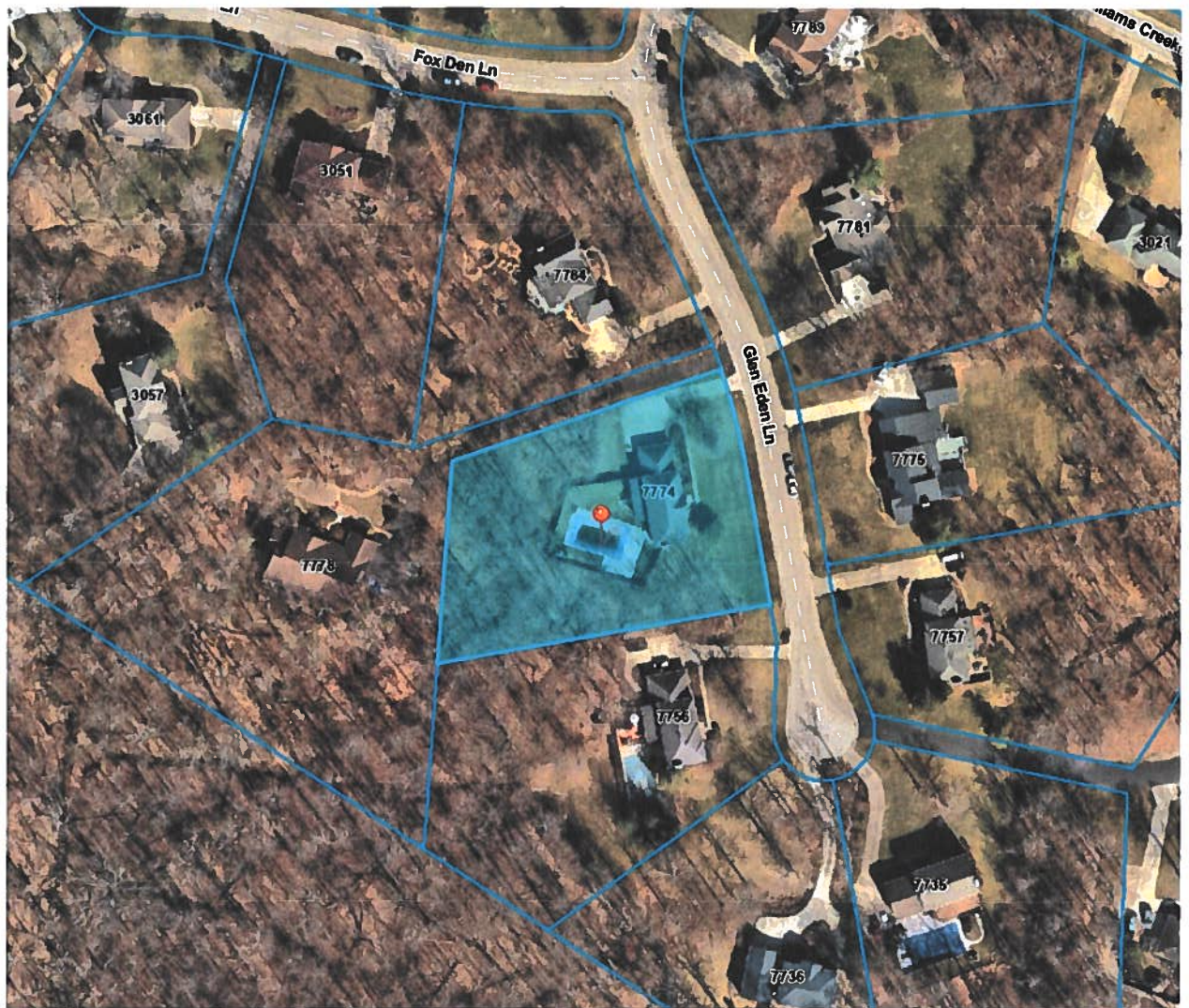
ee. The terms of continuation of this use and those under which it shall eventually be removed or terminated are to be specified in the application and contained within the approving resolution.

This is proposed as a long term solution for the property owners, Mary Jo and Richard Cleveland, to age in place while family members, Emily and David Ahouse along with their children, reside in and take over maintenance of the principal residence. It is a permanent structure intended to remain on the property on a permanent basis. The accessory structure's use as a dwelling is temporary in the sense that the residence is only intended to be used for regular habitation while in use by Mary Jo and Richard Cleveland. After the time that they cease to occupy the Granny Cottage, there is no intent of using it as an apartment or separate dwelling unit and we understand that is not permitted under the Granny Cottage definition. At that time, it will remain as an accessory structure with incidental and accessory use to the single family dwelling similar to a pool house. The property owner agrees that the owner of the principal residence on the lot must live in one of the dwelling units on the lot and at least one occupant of the principal residence and one of the unit will be related by blood, marriage, adoption or other legal relationship, consistent with the definition of Granny Cottage in 6.1 of the Zoning Resolution. We would be amenable to any conditions being placed on the approval that acknowledge it is not for future rental/apartment use to an individual unrelated to the residents of the principal single family dwelling and will remain in accessory use as part of the single family dwelling use.

DESCRIPTION OF PROPOSED CONSTRUCTION AND USE

Please see our initial letter and findings of fact for the full description of the proposed use. Please see the attached plans for the proposed structure. It will be located in the rear yard of the property, setback 6 ft. 8.5 in. from the side property line and 107 ft. 4.25 in., from the rear property line. As noted previously, the Granny Cottage is a 615 sq. ft. accessory structure, including a kitchen, living room, bedroom, laundry, and bathroom. It is 13 ft. 3 in. tall with a gable roof and small covered entrance porch. The exterior will be clad in vinyl siding, which is the material used on portions of the rear of the principal structure, and colors and finishes will complement the existing residence.

CAGIS Map Showing Context



Current Photos of 7774 Glen Eden Lane



View from Street, Facing West, Proposed Location of Granny Cottage is minimally visible from this location, will be behind the parked cars at the right in the photo



View from Street, Facing Northwest to location of Granny Cottage at the end of the driveway, showing minimal visibility from the front of the property



View Facing West to location of Granny Cottage at the end of the driveway



View Facing West to location of Granny Cottage at the end of the driveway



View Facing West to location of Granny Cottage at the end of the driveway, showing existing landscaping and driveway buffer to adjacent properties



View Facing West to location of Granny Cottage at the end of the driveway



View Facing Northwest to location of Granny Cottage at the end of the driveway

Jessica E. Miranda
HAMILTON COUNTY AUDITOR



HAMILTON COUNTY AUDITOR'S OFFICE
138 E. Court St., Cincinnati, OH 45202
www.HamiltonCountyAuditor.org

Online Property Access

Parcel ID 500-0220-0737-00 **Address** 7774 GLEN EDEN LN **Index Order** Parcel Number **Tax Year** 2024 Payable 2025

Property Information

Tax District	042 - ANDERSON-FOREST HILLS	Images/Sk 
School District	FOREST HILLS LSD	
Appraisal Area 50054 - ANDERSON 54 Sales	Auditor Land Use 510 - SINGLE FAMILY DWLG	
Owner Name and Address CLEVELAND MARY JO & RICHARD E 7774 GLEN EDEN LN CINCINNATI OH 452443252 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address CLEVELAND MARY JO & RICHARD E 7774 GLEN EDEN LN CINCINNATI OH 452443252 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 185,140	Effective Tax Rate 67.717631	Total Tax \$11,355.13

Property Description

GLEN EDEN LN 189.96 X 267.17 FT IR LOT 12 WILLIAMS CREEK SUB BLK B

Appraisal/Sales Summary

Year Built	1987
Total Rooms	10
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	2
Last Transfer Date	11/8/1996
Last Sale Amount	\$0
Conveyance Number	0
Deed Type	WE - Warranty Deed (EX)
Deed Number	796460
# of Parcels Sold	1
Acreage	0.971

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	98,790
CAUV Value	0
Market Improvement Value	430,180
Market Total Value	528,970
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$11,355.13

Notes

1) 1-12-98 OP CONVERTED INTO LIVING AREA 100% FOR 1998

I Want To...

Start a New Search
Email the Auditor
View the Online Help
Auditor's Home

View:

Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

Print:

Current Page
Property Report



CLEVELND RESIDENCE

7774 GLEN EDEN LANE
CINCINNATI, OH 45244

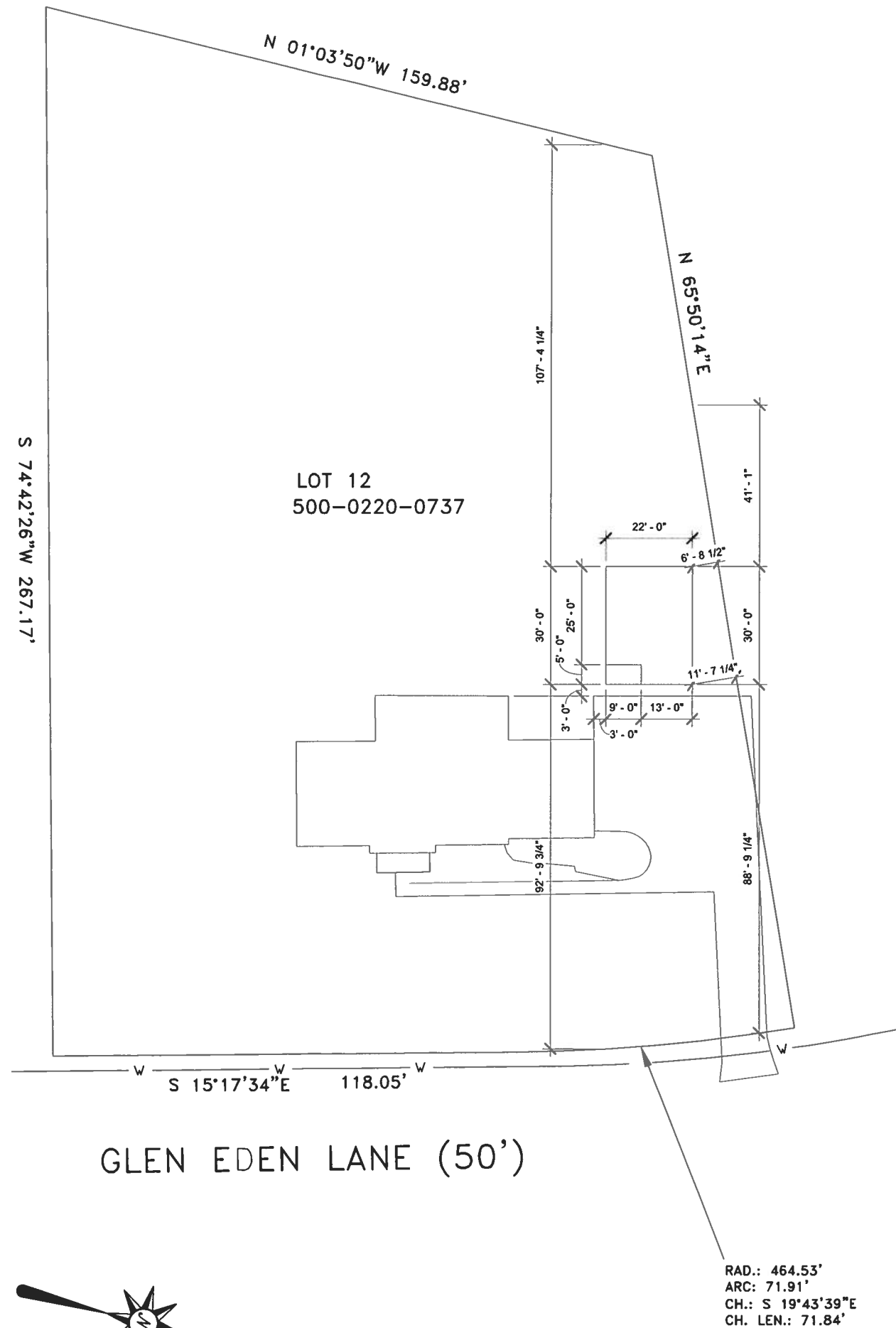
No.	Description	Date

CUMBERLAND

PLOT PLAN

Project Number:	25-001
Date:	04/07/2025
Drawn By:	MSA
Tranquil Designs LLC.	

ID 1.0



1 Site
3/64" = 1'-0"

GENERAL NOTES:

1. REFER TO SHEET ID0.0 FOR GENERAL NOTES
2. ALL FOUNDATION WALLS TO BE 8'-0" TALL AND 8" THICK UNLESS OTHERWISE NOTED
3. OVERALL FOUNDATION WALL HEIGHT MAY VARY UP TO 1"
4. UNDERSLAB INSULATION SHALL EXTEND INTO BASEMENT 24" MEASURED PERPENDICULAR FROM ANY PORTION OF SLAB EDGE THAT IS EVEN WITH EXTERIOR GRADE

CLEVELND RESIDENCE

7774 GLEN EDEN LANE
CINCINNATI, OH 45244

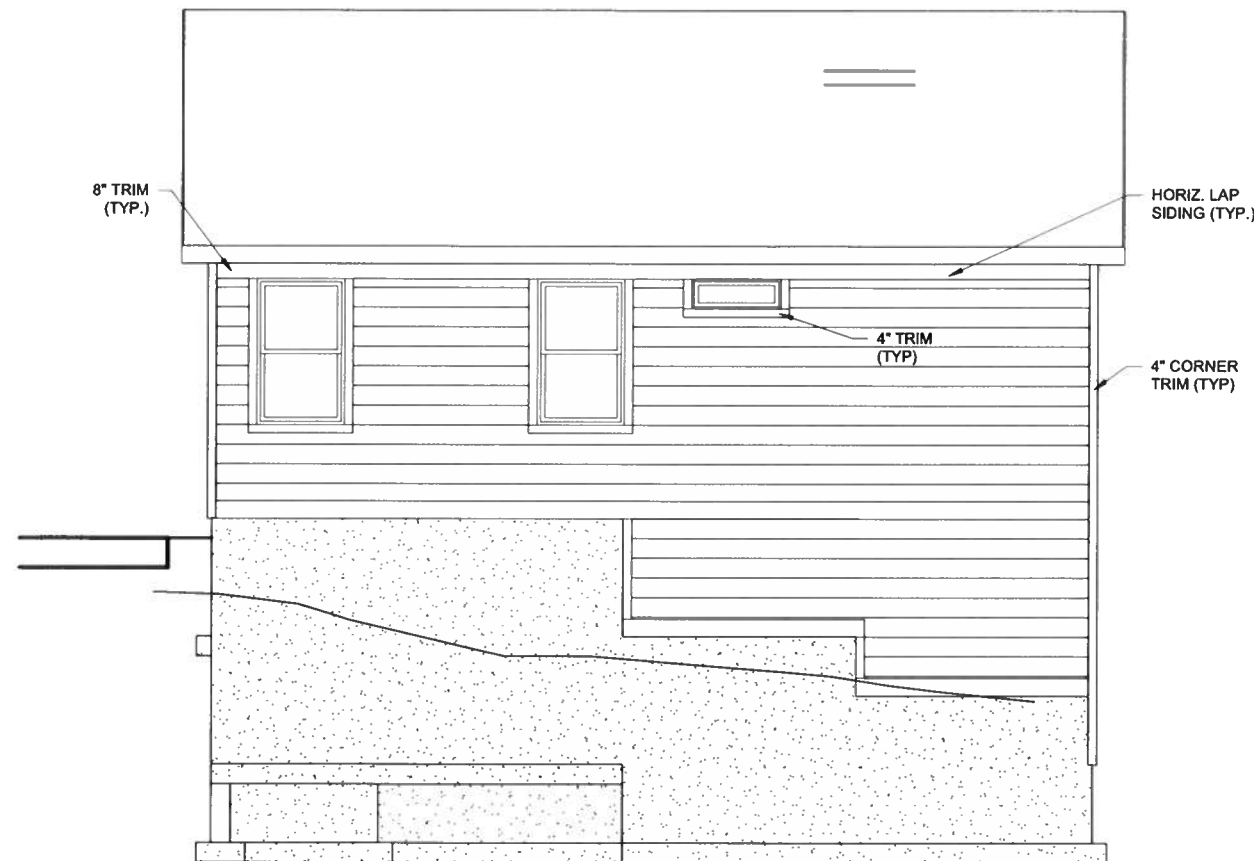
No.	Description	Date

CUMBERLAND

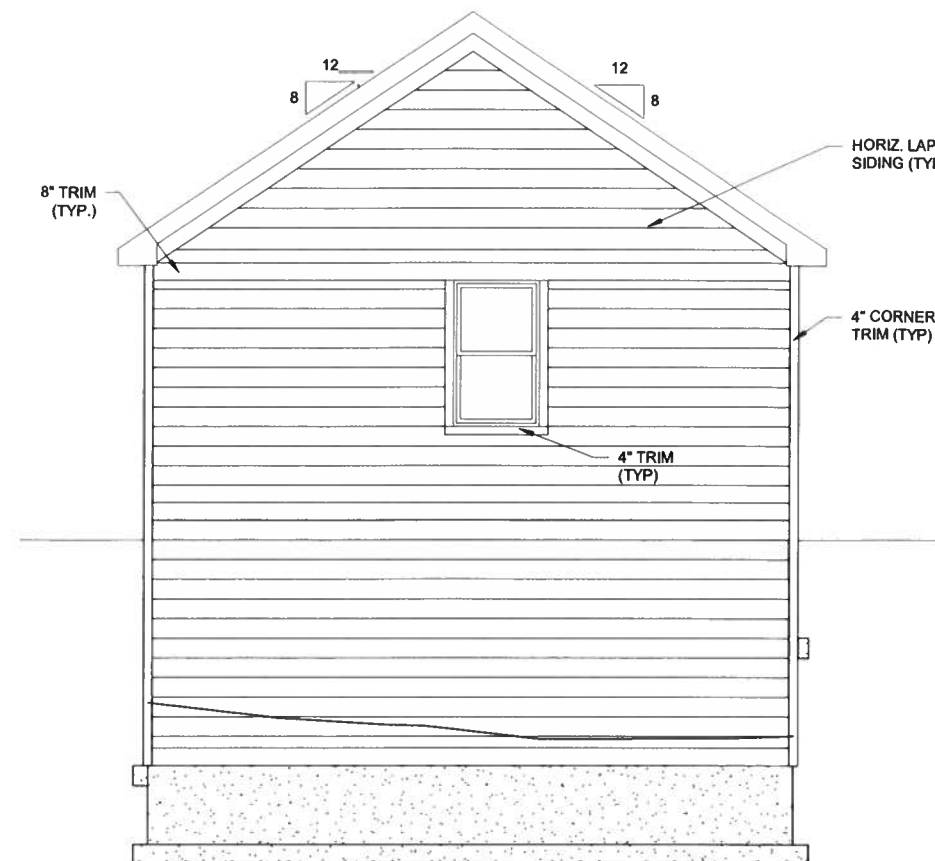
EXTERIOR ELEVATIONS

Project Number: 25-001
Date: 04/04/2025
Drawn By: MSA
Tranquil Designs LLC.

ID 7.0



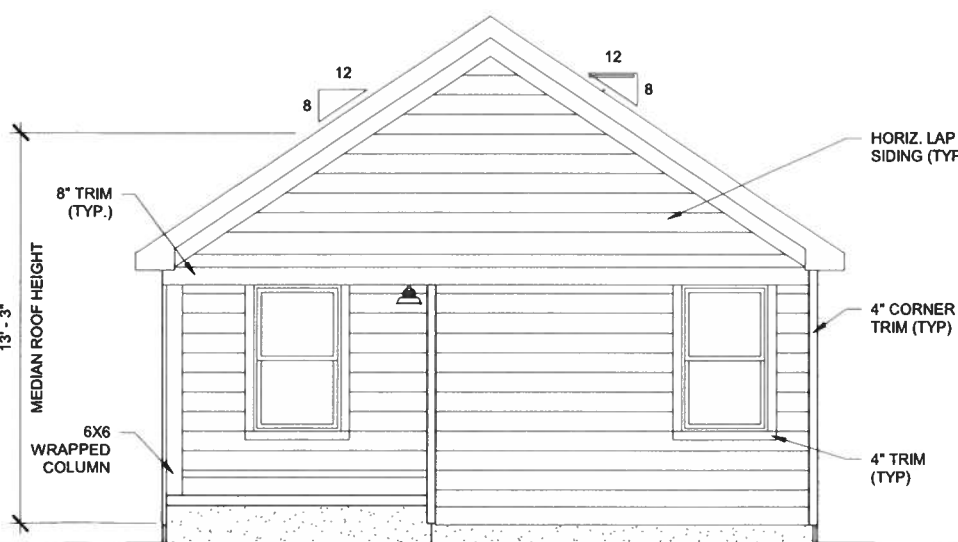
④ L ELEV - BASEMENT
1/4" = 1'-0"



③ REAR ELEV - BASEMENT
1/4" = 1'-0"

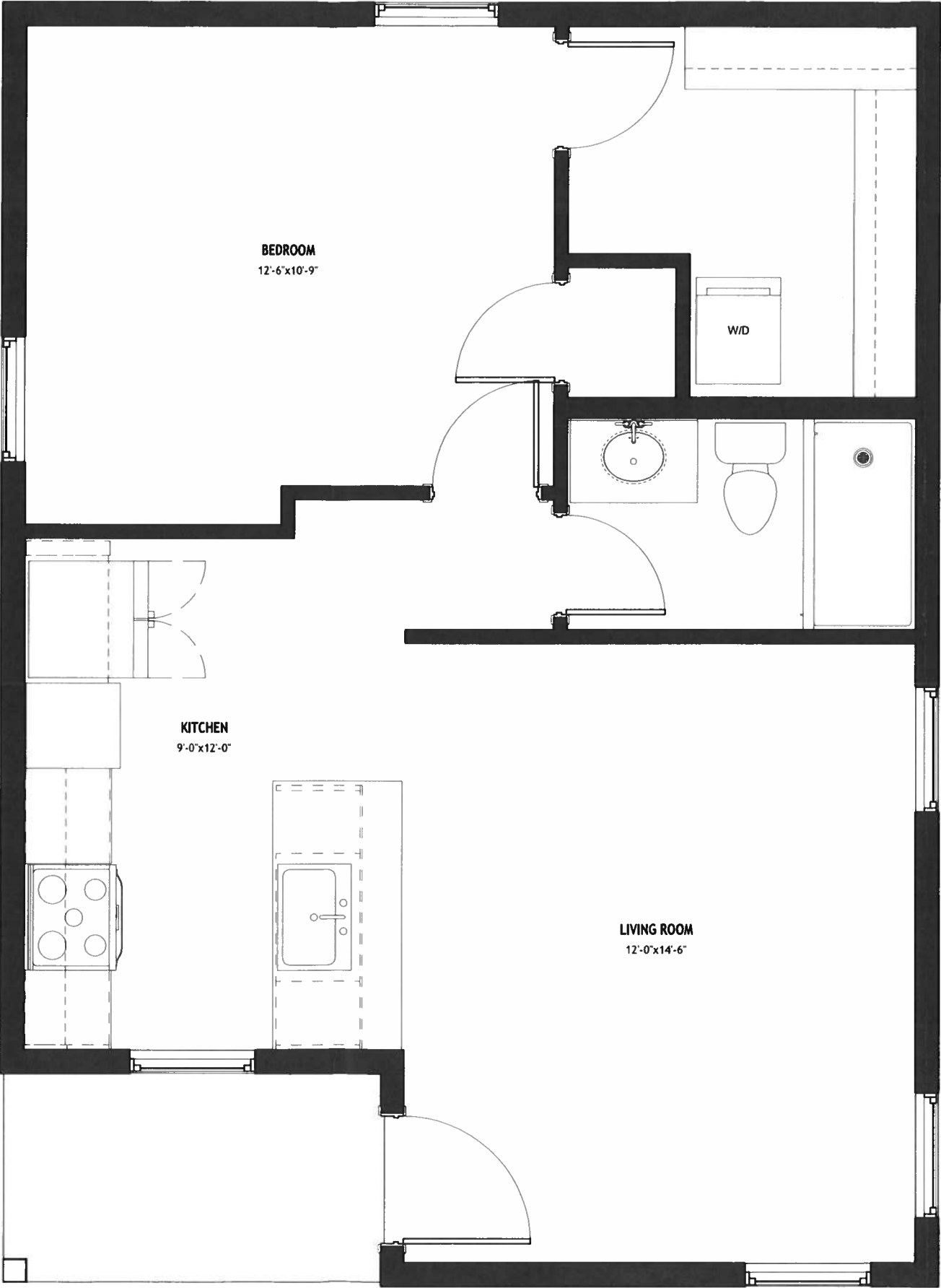


② R ELEV - BASEMENT
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

ALL EXISTING GRADE LINES ARE
APPROXIMATE AND SHOULD BE SITE
VERIFIED.



① LEVEL 1 - FLOORPLAN-LAYOUT
1/2" = 1'-0"



CLEVELND RESIDENCE
7774 GLEN EDEN LANE
CINCINNATI, OH 45244

No.	Description	Date

CUMBERLAND
FLOOR PLAN

Project Number:	25-001
Date:	04/04/2025
Drawn By:	MSA
Tranquil Designs LLC.	

ID