

Marty Ober

Coldstream Exteriors

513-693-2620

Marty@coldstreamexteriors.com



Zoning Appeal for:

673 Four Mile Rd

Cincinnati, OH 45230

The homeowner (Steven Kosky) at above address have requested a variance for zoning on there property. The homeowner would like to build an addition on the front of their property (see drawings) that will interfere with the zoning restrictions in their zone. The homeowner is requesting to add 4 bedrooms and 2 full baths to accommodate their family. All neighbors located in the private drive have been approached by Steven and none have had any refusals.

I have spoken with Eli Davies of your office, and he informed me that we do not comply with the 50' set back required for zoning "A". As we are requesting that a variance so that we can move forward with Hamilton County for the permit process.

Proposing:

Addition on right side of the house.

616 sf unfinished basement

1,322 sf 1<sup>st</sup> floor living area.

- I. The property in question will add value to not only the property but also the neighborhood/private drive.
- II. For us to proceed with the permit process will need to the variance adjusted/approved.
- III. The neighbors have been approached by Steven with the plans of the addition and none of the surrounding neighbors have any issues. They are also aware that there will be a hearing if they have any discrepancies.
- IV. The current house has is currently on a private drive. The trash is taken to the end of the private drive, the city water is currently at the house. The house does not have sewer as it is septic. The road leading to the residents is a private drive and is maintained by the residents and does not us any city/township services.

- V. The homeowner purchased the house as a single male, now has a wife and daughter and 2<sup>nd</sup> child on the way. (reasoning for addition and wants to stay in Anderson where he grew up and attend school).
- VI. The plot of land that the current structure sits on it would be almost impossible to alter the plans of an addition in another direction. Currently with the hill side and existing back yard the variance would be our only option.
- VII. If the variance is granted for Zoning approval the homeowner would be able to increase his property value, increase neighbors' property value, and continue to live in Anderson Township as he has resided his whole life.

Thank you for taking the time to review our request. If you have any questions, please do not hesitate to reach out.

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5 Greene Street  
Ft. Thomas, KY 41075  
(859) 393-9049

Drawings For:  
Coldstream Interior  
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(513) 693-2620  
marty@coldstreamexterior.com

DRAWING INDEX:	
TITLE	SHEET NO
SITE LAYOUT.....	1
FLOOR PLANS.....	2
ROOF PLAN.....	3
ELEVATIONS.....	4

DATE	REV.	DESCRIPTION

Engineers Seal Applies to Design of  
Structural Components Only

PRELIMINARY  
NOT FOR CONSTRUCTION

Title & Address

Structural Drawings  
Floor Plans

673 Rock Hill Ln  
Cincinnati, OH 45230

AO Project No.

25-534

Sheet No.

**SINGLE FAMILY PROPERTY**  
ANDERSON TOWNSHIP ZONING: A - SINGLE FAMILY DWELLING

FRONT YARD SETBACK: 50'  
SIDE YARD SETBACK: 10'  
REAR YARD SETBACK: 35'

**BUILDING SIZE**  
EXISTING RESIDENCE SIZE: 2,368 SQ. FT.  
BASEMENT 1,184 SQ. FT.  
1<sup>ST</sup> FLOOR 1,184 SQ. FT.  
PROPOSED ADDITION SIZE: 616 SQ. FT.  
UNFINISHED BASEMENT 1,322 SQ. FT.  
1<sup>ST</sup> FLOOR

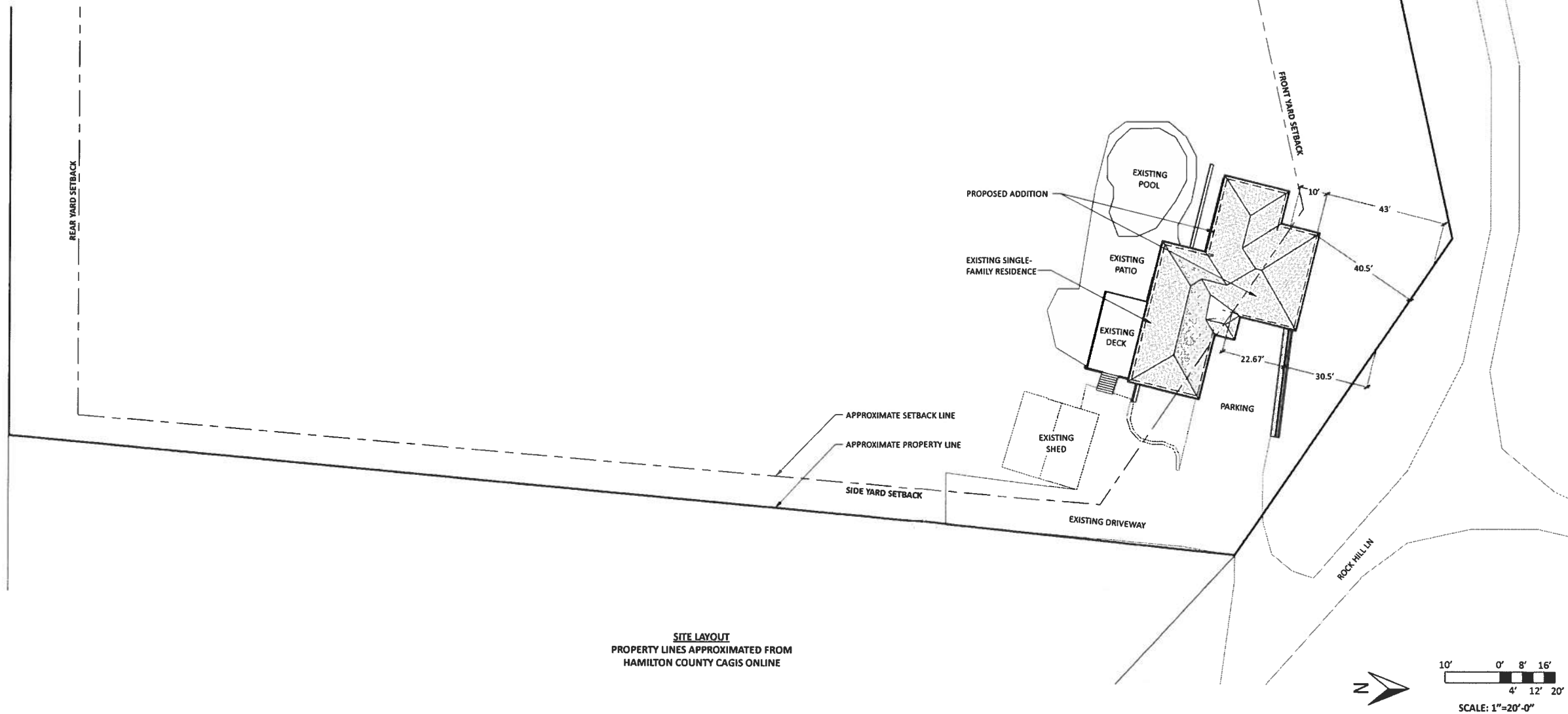
TOTAL PROPOSED SIZE: 3,690 SQ. FT.

BEDROOM/BATHROOMS: 4 BEDROOMS  
2 FULL BATHS

PROPOSED SITE FEATURES:  
CONCRETE RETAINING WALL ALONG FRONT YARD  
PARKING PAD ALONG PROPOSED RETAINING WALL



STREET MAP  
HAMILTON COUNTY CAGIS ONLINE





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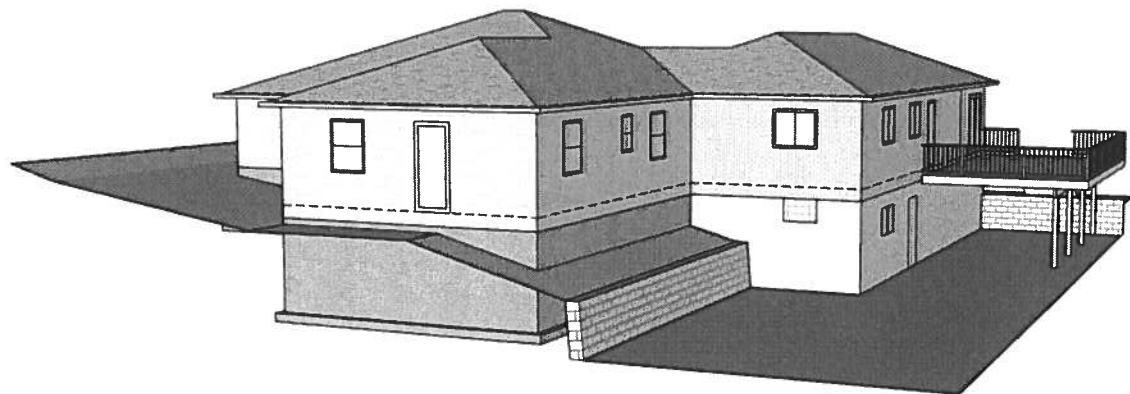
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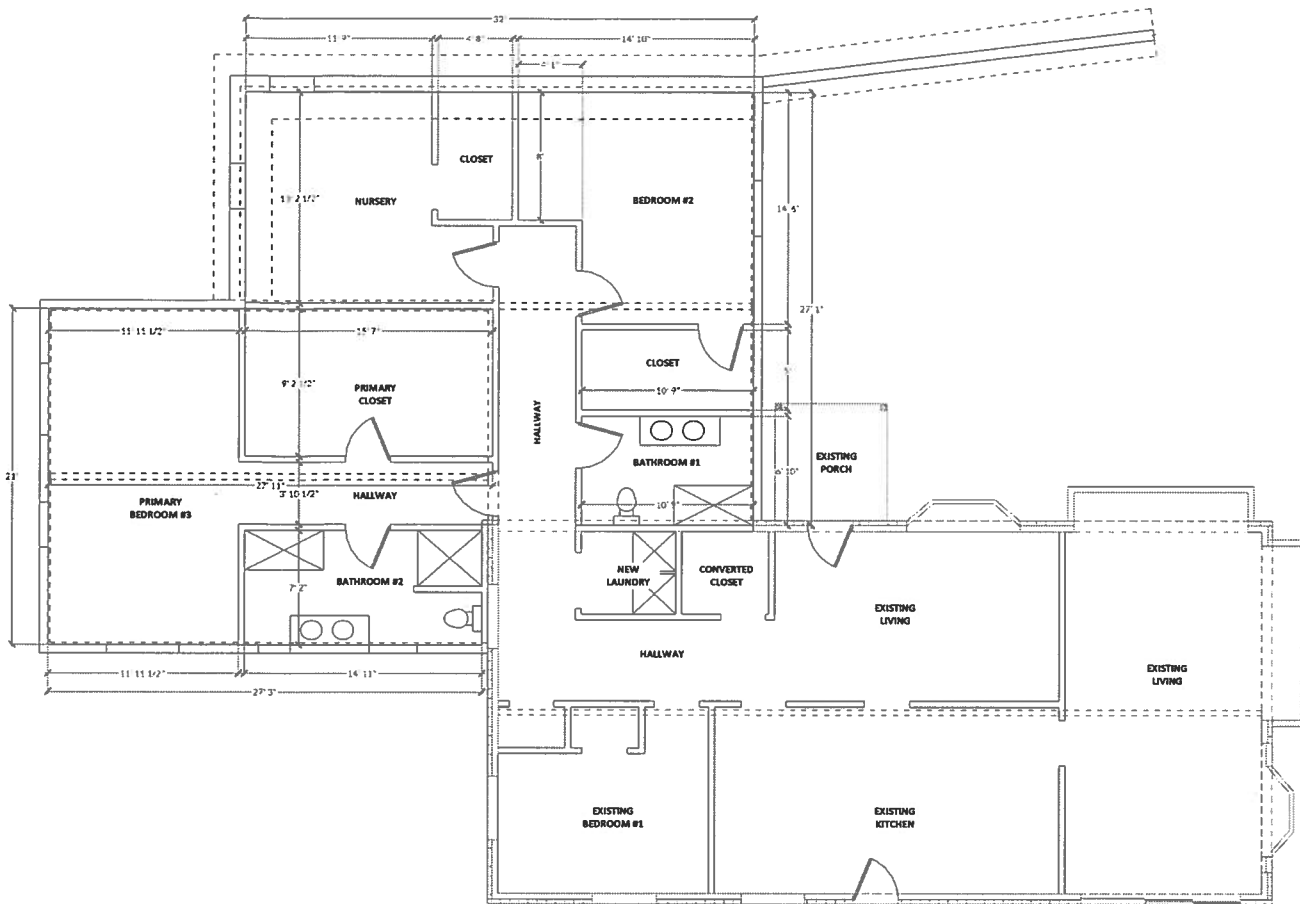
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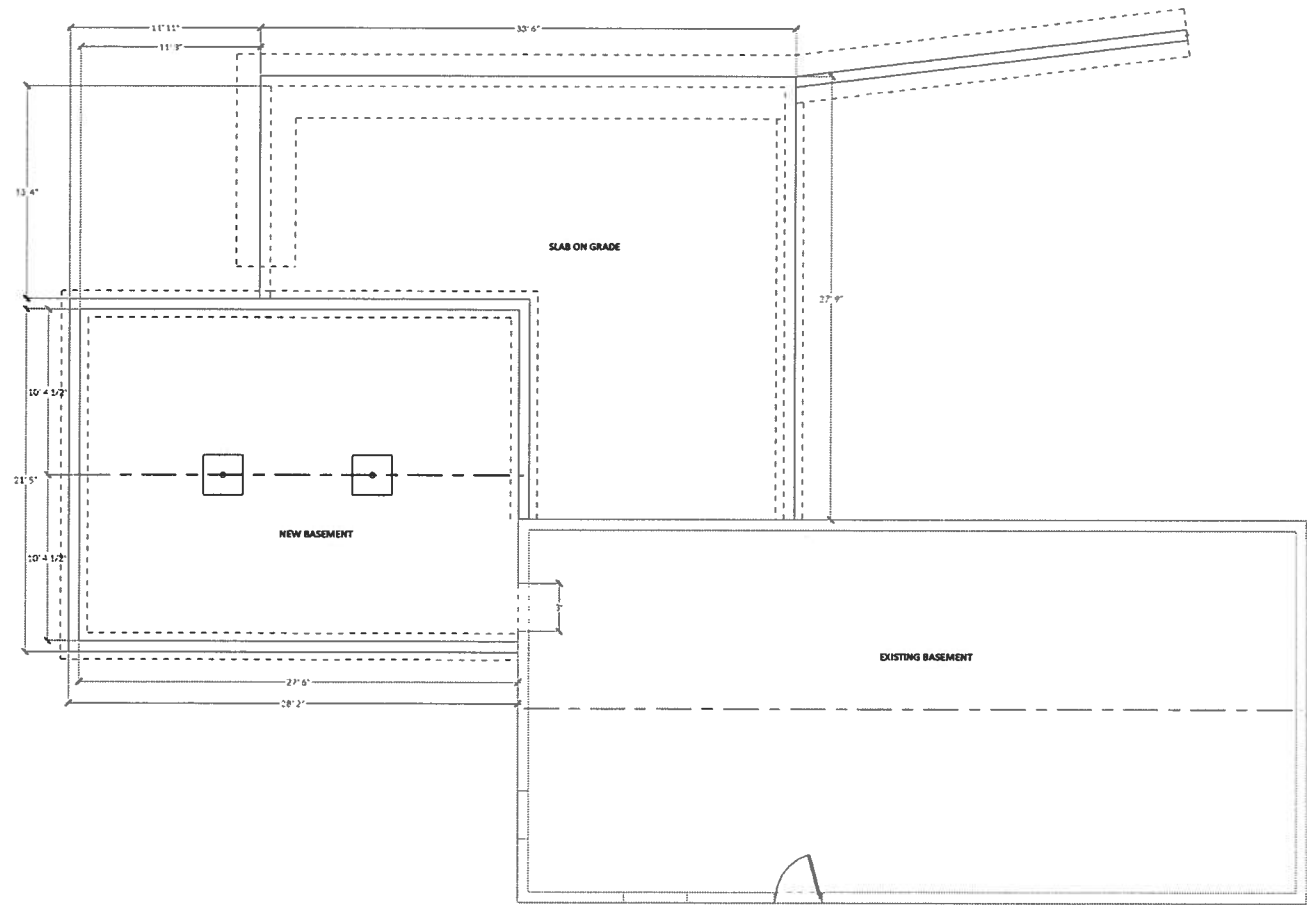
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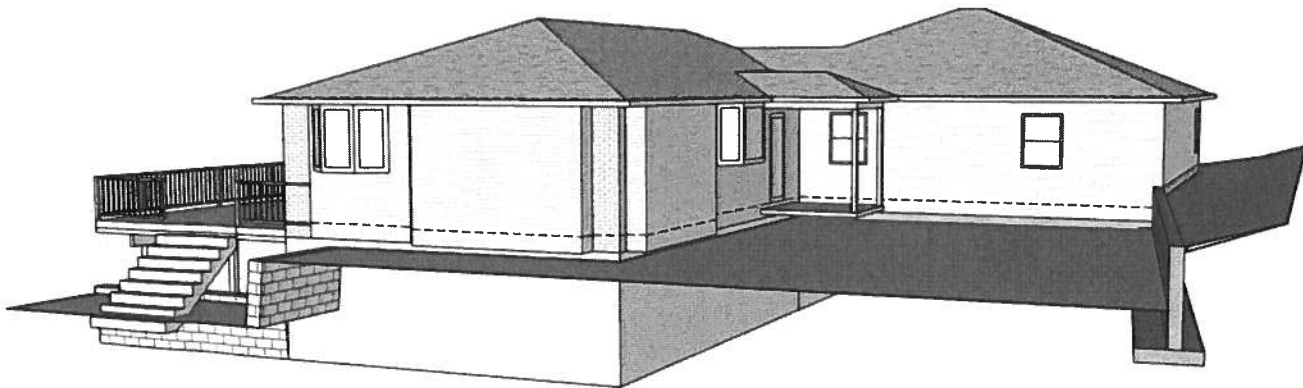
REAR RIGHT ISOMETRIC VIEW



FIRST-FLOOR PLAN  
SCALE: 3/16"=1'-0"



FOUNDATION PLAN  
SCALE: 3/16"=1'-0"



FRONT LEFT SIDE ISOMETRIC



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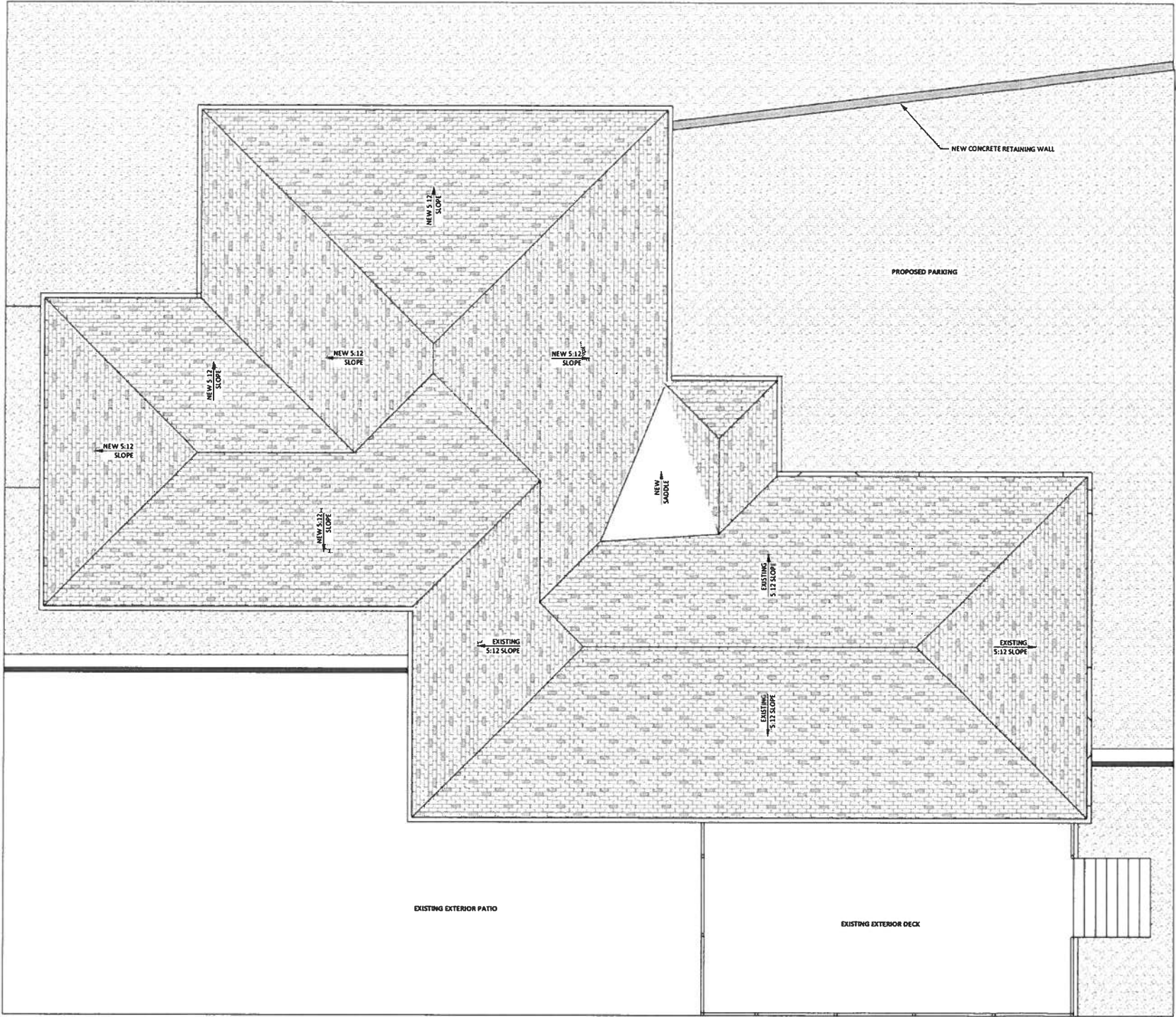
Structural Drawings  
Roof Plan

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ROOF PLAN  
SCALE: 3/16"=1'-0"



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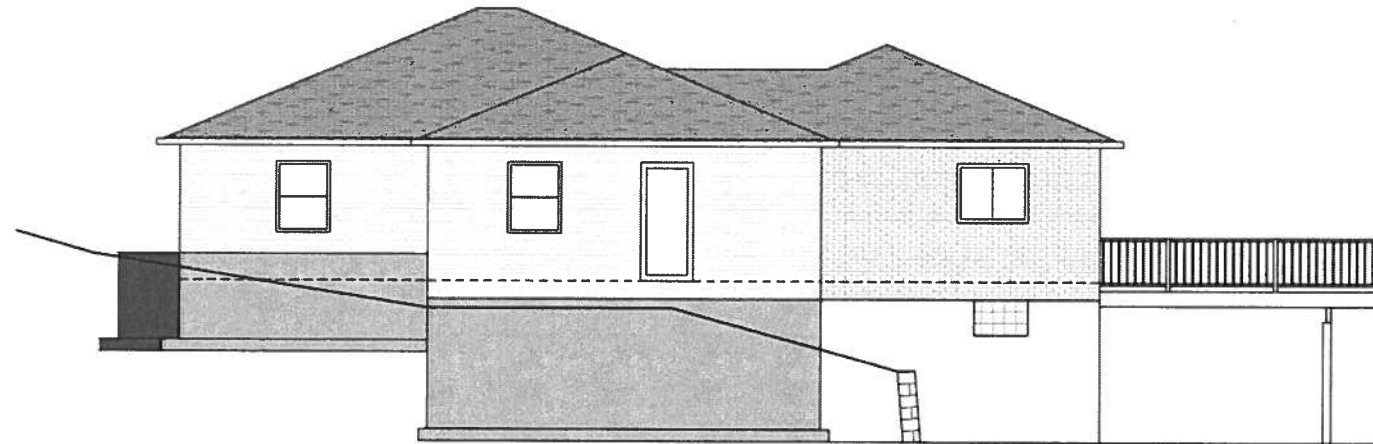
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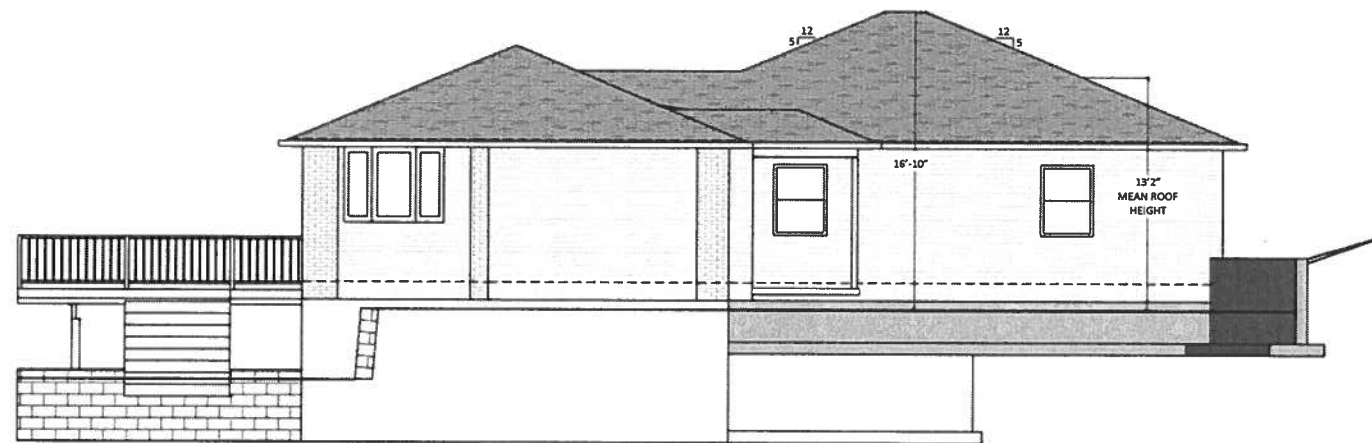
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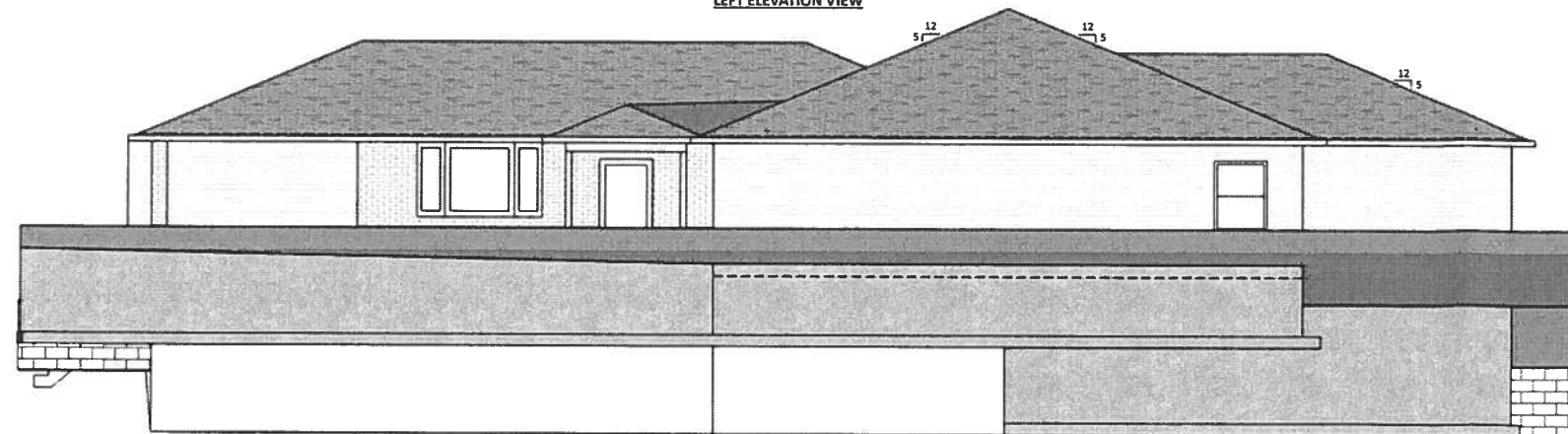
REAR ELEVATION VIEW



RIGHT ELEVATION VIEW



LEFT ELEVATION VIEW



FRONT ELEVATION VIEW