



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT
CASE NUMBER 24-2025 BZA
7774 GLEN EDEN LANE
FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON NOVEMBER 6, 2025.

APPLICANT:	Emily Ahouse on behalf of Mary Jo & Richard E. Cleveland, property owners.		
LOCATION & ZONING:	7774 Glen Eden Lane (Book 500, Page 220, Parcel 737) – “A” Residence		
REQUEST:	A conditional use request for a Granny Cottage (accessory structure), size 22’ x 30’, per Article 5.4, I, 4 of the Anderson Township Zoning Resolution.		
SITE DESCRIPTION:	<i>Tract Size:</i>	0.971 Acres	
	<i>Frontage:</i>	Approx. 190’ on Glen Eden Ln	
	<i>Topography:</i>	The property is flat with a downward slope at the rear of the property.	
	<i>Existing Use:</i>	Single-Family Residence	
SURROUNDING CONDITIONS:		<u>ZONE</u>	<u>LAND USE</u>
	North:	“A” Residence	Single Family Residence
	South:	“A” Residence	Single Family Residence
	East:	“A” Residence	Single Family Residence
	West:	“A” Residence	Single Family Residence
PROPOSED DEVELOPMENT:	The applicant is proposing the construction of a Granny Cottage, 22’ x 30’ with an average height of 13’-3” located in the rear yard. The proposed accessory structure is going to be located at the farthest point of their existing driveway. The Granny Cottage will consist of clad in vinyl siding with the colors and finish mimicking the existing principal structure.		
HISTORY:	The home was constructed in 1987 and on November 8, 1996, Mary Jo Sheckels transferred ownership to Mary Jo and Richard E. Cleveland, current property owners. In 1988, an 800 sq. ft. pool was added on to the property, there is no zoning certificate on file, but it is noted by the Hamilton County Auditor. In August 2024, staff received and approved of an addition to the principal structure.		
FINDINGS:	To authorize by the grant of a special zoning certificate after a public hearing, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The findings shall be based upon the general considerations set forth in Article 2.12, D, 8 as well as the designated specific criteria for specific uses (Granny Cottage) contained in Article 5.4, I, 4.		
	<u>General Considerations in Article 2.12, D, 8</u>		
	Spirit and Intent: The conditional use would comply with the spirit and intention of the Zoning Resolution and with District purposes by meeting the conditional use standards.		

No Adverse Effect: The conditional use would not have an adverse effect upon adjacent properties, or the public health, safety, and general welfare. The adjoining single-family residence at 7778 Glen Eden Lane is screened by existing trees and vegetation, which provide natural buffering and visual separation from the proposed Granny Cottage. Additionally, the neighboring property sits at a lower grade, further minimizing visibility and potential impacts. The adjacent property at 7784 Glen Eden Lane will likewise remain screened by existing vegetation

Protection of Public Services: The conditional use will not impact governmental services.

Consistent with Adopted Township Plans: The conditional use is in accordance with the following areas of the Township's Comprehensive Plan:

The project is consistent with the following goal and initiative in the "Housing" chapter in the 2022 Comprehensive Plan, which states:

Housing Goal: "Anderson Township is home to diverse housing options to meet changing demographics and market demands."

Initiative 4.1.2: "Encourage the development of a variety of housing options, at varying price points, to attract and retain a diverse population and that include open spaces, sidewalks, trails, and other neighborhood scaled amenities."

Initiative 4.1.3: "Encourage the development and redevelopment of a variety of housing styles and densities in appropriate areas of the Township"

The project is consistent with the following goal and initiative in the "Quality of Place" chapter in the 2022 Comprehensive Plan, which states:

"Anderson Township will 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, recognizing that what we as a community do now will affect future generations of Township residents and businesses."

This property is designated for single-family residence use on the Future Land Use Map, which was updated and approved with the 2022 Comprehensive Plan Update; staff believes that the proposed Granny Cottage is consistent with this use classification.

Specific Criteria in Article 5.4, I, 4

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. **Compliant – The proposed Granny Cottage (accessory structure) is situated in the rear yard at the end of the existing driveway. It meets the required residential accessory structure setbacks, with a 6'-***

8" setback from the side yard and 107' from the rear yard. The applicant has indicated that the structure's design details and materials will be consistent with both the principal dwelling and neighboring residential structures, ensuring visual compatibility within the neighborhood.

- p. Signage shall be regulated as follows:*
 - i. No signs shall be erected except those exempt under Article 5.5,D,3. **Compliant – the applicant has stated no signs are being proposed.***
- 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. **Compliant – 10% of the required rear yard area is 665 sq. ft., the proposed accessory structure is 660 sq. ft. Additionally, the combined lot coverage of the accessory (660 sq. ft.) and principal structure (2,474 sq. ft.) totals 8% of the lot coverage, falling below the 20% limit.***
- dd. The unit shall contain a maximum of 900 sq. ft. and not exceed 15 ft. in height. **Compliant – the Granny Cottage will be 660 sq. ft. and 13'-3" in height.***
- 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. **Compliant – The applicant has clearly outlined the terms of continuation and termination for the proposed accessory structure (Granny Cottage). According to the applicant, the unit is intended as a long-term solution to allow the property owners, Mary Jo and Richard Cleveland, to age in place while family members (Emily and David Ahouse and their children) reside in and maintain the principal dwelling. The structure is designed and constructed as a permanent accessory building, but its use as a dwelling will be temporary, limited to the period during which Mary Jo and Richard Cleveland occupy the unit. Upon their cessation of occupancy, the structure will no longer be used as a separate dwelling unit and will remain as an accessory structure incidental to the principal residence.***

RECOMMENDATIONS: To ensure ongoing compliance and clarity of intent, staff recommends the following conditions be incorporated into the approving Resolution:

1. Upon the cessation of occupancy by Mary Jo and Richard Cleveland, the accessory structure shall no longer be used as a separate dwelling unit and shall revert to an accessory use incidental to the principal structure.
2. The accessory structure shall not be leased, rented, or otherwise used as an independent dwelling unit separate from the principal residence.
3. Consistent with plans and letter received October 15, 2025.
4. Construction started within one year, completed within two years.

**STANDARDS TO
BE CONSIDERED:**

The aforementioned conditional use request should be evaluated on the following criteria from the Zoning Resolution:

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.*
- p. Signage shall be regulated as follows:*
 - i. No signs shall be erected except those exempt under Article 5.5,D,3.*
- 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.*
- dd. The unit shall contain a maximum of 900 sq. ft. and not exceed 15 ft. in height.*
- 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.*

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

- (1) Spirit and intent: The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with purposes;
- (2) No adverse affect: The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety and general welfare;
- (3) Protection of public services: The proposed used and development should respect, to the greatest extent practicable, any natural, scenic and historic features of significant public interest;
- (4) 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.

Disclaimer: This staff recommendation is based on the facts known to the author at the time the recommendation was made. Staff attempted to use those known facts to analyze the relationship of those facts to the standards set forth in the Zoning Resolution for the particular issue and property before the BZA, and in keeping with past decisions of the BZA. The BZA members have an obligation to consider all of the evidence that is entered into this case during the BZA hearing through the sworn testimony of the witnesses, as well as the documents submitted as part of the witnesses' testimony. The staff recommendation should be considered as part of the evidence before you. The Zoning Resolution empowers the BZA to make reasonable interpretations of the Zoning Resolution, to judge the credibility and reliability of the witnesses, and to decide each case based on the evidence presented during the BZA hearing process.