

April 16, 2026

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 and Side Setback Variance for an Accessory Apartment at 7774 Glen Eden Lane, Parcel ID 500-0220-0737-00

SUMMARY OF REQUEST

Dear Members of the Board of Zoning Appeals,

At the November 6, 2025 meeting of the BZA under case 24-2025 we received Conditional Use approval for a Granny Cottage at 7774 Glen Eden Lane. The decision and approved plans from this case are attached for reference. The proposed use and general site layout are proposed to remain the same. A minor alteration of a roof connection between the buildings/covered walkway was required through the building permit process, and with this modification the location of the previously detached structure was shifted closer to the residence and a full width 5 ft. deep front porch added for a more practical design of the connection while keeping with the neighborhood character. While minimally shifting in location and resulting in no change in the proposed use, this modification alters the way the proposal is viewed under the Anderson Township Zoning Resolution and requires a new Conditional Use and Variance review.

As we proceeded through the building permit process, the Hamilton County Health Department noted that an accessory structure that contains all elements to be considered a full dwelling unit, with no connection to the principal structure, would require an upgrade of the septic system to a commercial system regulated in both permitting and ongoing inspection by the Environmental Protection Agency (EPA) rather than Hamilton County. Even being provided the information on occupancy of the site remaining the same, and the restrictions on use in effect under the Anderson Township Zoning Resolution, their regulations require a roof connection between the two structures to be considered under the residential regulations otherwise a new commercial system (regulated by the EPA not the Hamilton County Health Department) would be required. There are no issues with the capacity of a residential system to service the use, but it is the way the Health Department's regulations treat a detached dwelling unit. The Health Department has advised that the simple fix is to add a covered outdoor walkway between the two structures. The

Approval from Anderson Township (Permit 20240439), but proved economically infeasible. This is offered to note that with the other alternatives, one which did not require a Conditional Use hearing and one which did under a different use classification, 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 Accessory Apartment 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. Blake Jordan 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

proposed Accessory Apartment 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 Accessory Apartment (m), (p.i), (q), (y)

m. No exterior alterations of an existing structure shall be made that depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.

The Accessory Apartment 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 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. 3068 and 3067 Fox Den Lane and 7775 Glen Eden Lane all have one story additions at the garage side of the residence in a similar placement and streetscape massing. 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 Accessory Apartment.

q. The conditional use shall be subordinate to the principal permitted use with regard to usage and character

In this case, the required Conditional Use results from the built form rather than from the actual use of the property. All six of us currently reside at 7774 Glen Eden Lane so overall land use is not changing as it will continue to be occupied by one multigenerational family. The accessory structure's use as a full time 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 Accessory Apartment, there is no intent of using it as an apartment or separate dwelling unit. 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. We would be amenable to any conditions being placed on the approval that acknowledge the overall property use is to remain as a single family dwelling and that the accessory structure will remain in accessory use as part of the single family dwelling use, if the township determines that is legally appropriate and necessary.

meets all development regulations for an accessory structure, but is now subject to review under the principal structure setback regulations.

There are multiple unique circumstances to the site and development conditions that necessitate the variance. The property does not have municipal sewer availability. If it did, we would have been able to proceed as previously approved by the BZA as a detached Granny Cottage. The requirement to connect the two structures in some minimal way stems from the Health Department's regulations surrounding septic systems, which do not permit a detached dwelling unit under a single residential system, in conflict with the permissions of the Zoning Resolution. Through discussion with the Metropolitan Sewer District, it is understood that properties as close as Overlook Hills Lane in the vicinity have sewer access, demonstrating that this is a unique hardship.

The requested variance is consistent with spirit and intent of the Zoning Resolution, as the design and use of the proposed Accessory Apartment is consistent with the development regulations for Accessory Structures and the Granny Cottage. Denial of the variance would result in unnecessary hardship in the development of an Accessory Apartment (or Granny Cottage as originally intended) on the property. As noted by Stephen Springsteen, a Granny Cottage is only permitted to be detached, and constructing a detached accessory structure poses an unnecessary hardship and practical difficulties in compliance with the Health Department's regulations for the septic system.

b. 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;

Beneficial use of the property as a single family residence can be maintained without a variance. However, denial of the variance will result in unnecessary hardship and practical difficulties in the construction of an Accessory Apartment (or Granny Cottage as previously proposed/approved) due to the regulations for the septic system which require a connection between the structures.

ii. The variance is substantial;

The required side setback for a principal structure in the A Residential Zoning District is 15 feet. The side property line is at an irregular angle such that at its closest, the Accessory Apartment is 7' and 6.75" from the property line and at its farthest it is 13' and 3.5" from the property line.

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;

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

The siting of the building is consistent with the spirit and intent of the zoning requirement, as evidenced by its general placement (without a covered roof connection), being approved in the previous decision by the BZA in case 24-2025. The proposed development is consistent with the Zoning Resolution's permissions for a Granny Cottage, and the development standards for residential accessory structures. While the minimal roof connection between the two structures results in review under different setback regulations, substantial justice will be done by the granting of the variance effectively permitting it to be constructed consistent with the regulations for accessory structures as it will function as accessory both visually in its massing and in its 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 7 ft. 6.75 in. from the side property line and 112 ft. 7 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. A minimal roof structure will provide a covered walkway from the Accessory Apartment to the principal structure.

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



3068 Fox Den Lane, located in the vicinity, with one-story addition off of the garage



3067 Fox Den Lane, located in the vicinity, with one-story addition off of the garage



7775 Glen Eden Lane, across the street, with one story garage addition at the side



7775 Glen Eden Lane, across the street, with one story garage addition at the side


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	Auditor Land Use	
50054 - ANDERSON 54 Sales	510 - SINGLE FAMILY DWLG	
Owner Name and Address	Tax Bill Mail Address	
CLEVELAND MARY JO & RICHARD E 7774 GLEN EDEN LN CINCINNATI OH 452443252 (Questions? 946-4015 or county.auditor@auditor.hamilton- co.org)	CLEVELAND MARY JO & RICHARD E 7774 GLEN EDEN LN CINCINNATI OH 452443252 (Questions? 946-4800 or treasurer.taxbills@hamilton- co.org)	
Assessed Value	Effective Tax Rate	Total Tax
185,140	67.717631	\$11,355.11
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...

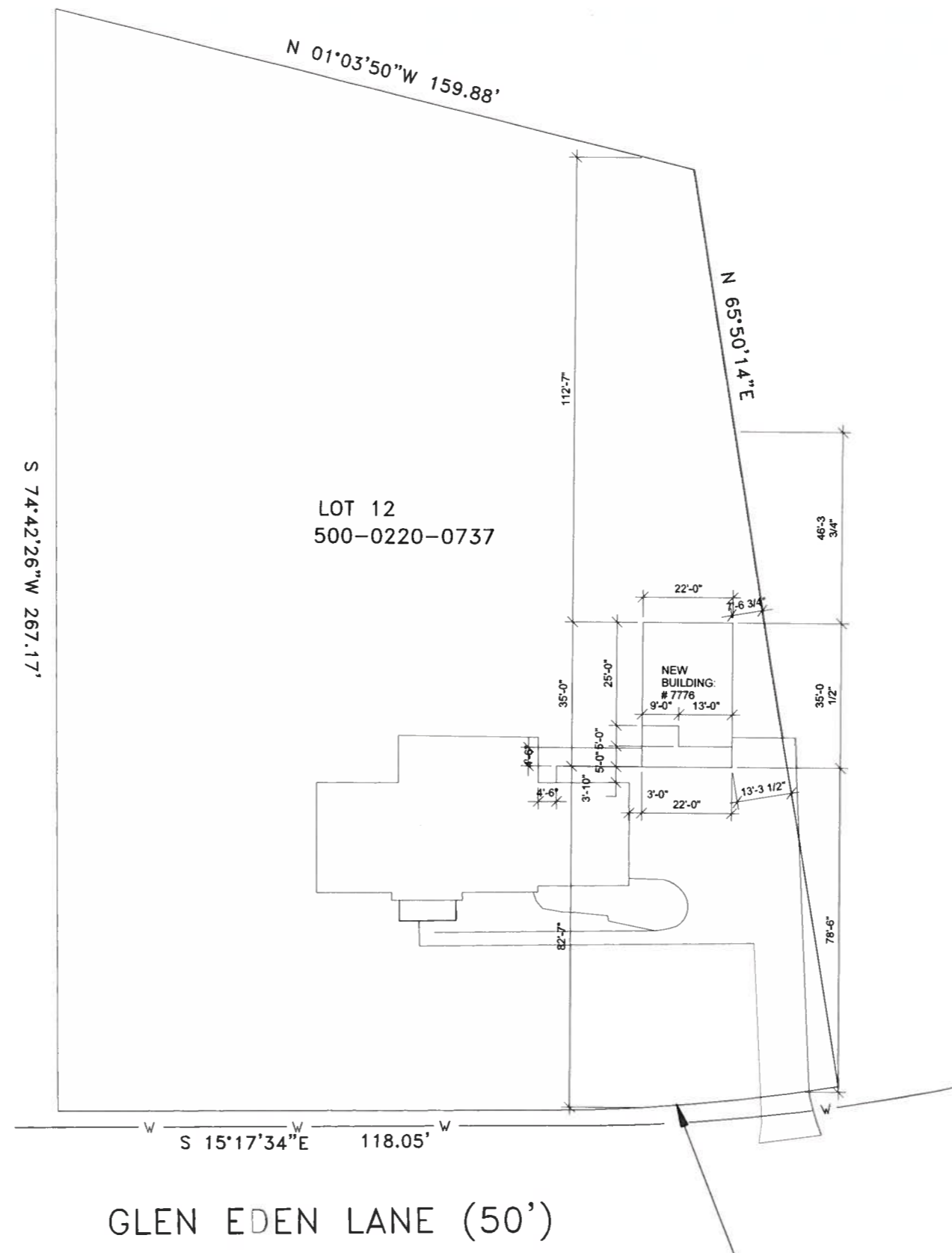
- Start a New Search
- Email the Auditor
- View the Online Help
- Auditor's Home

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
 7776 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"



RAD.: 464.53'
 ARC: 71.91'
 CH.: S 19°43'39"E
 CH. LEN.: 71.84'

- 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

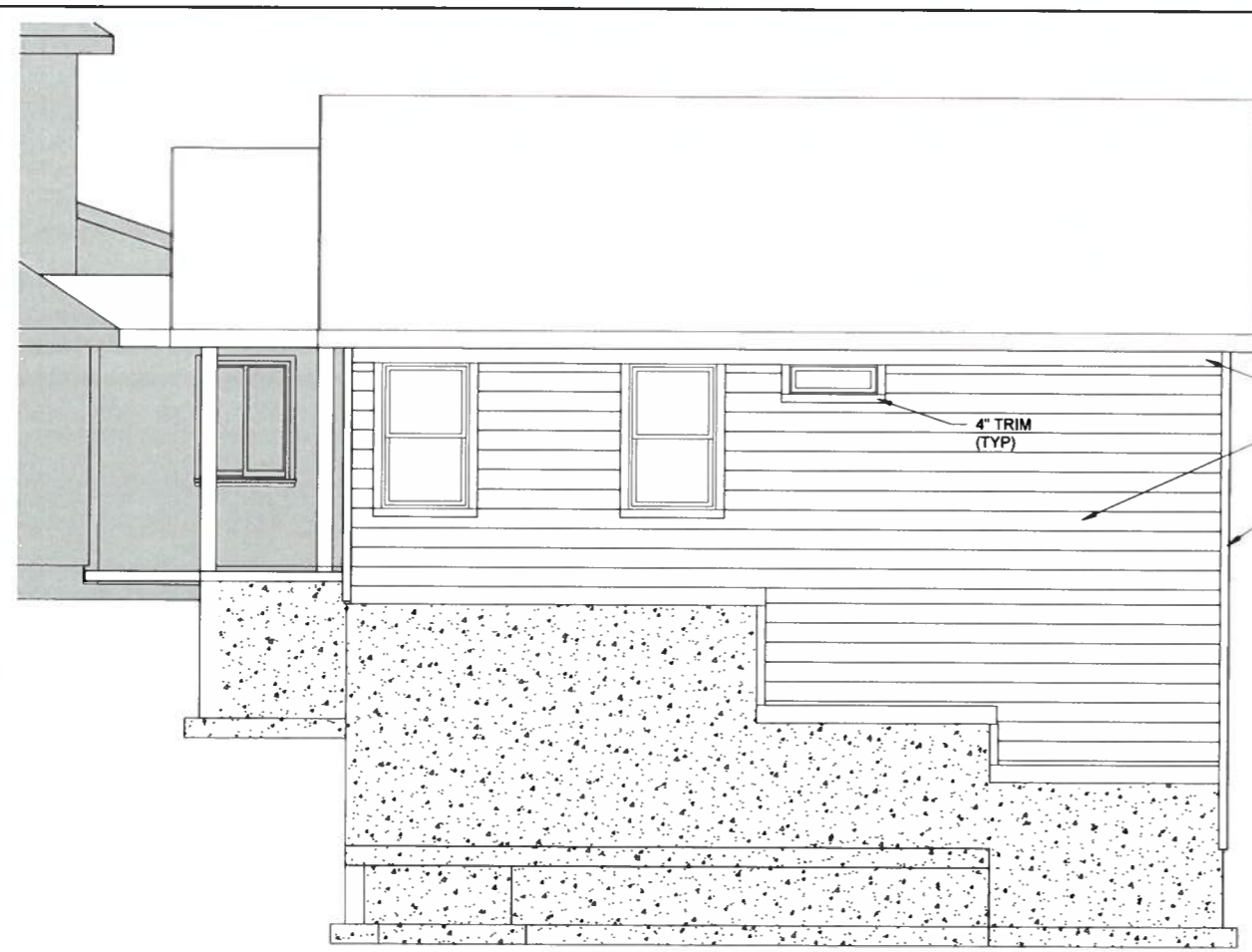
CLEVELND RESIDENCE
7776 GLEN EDEN LANE
CINCINNATI, OH 45244

No.	Description	Date

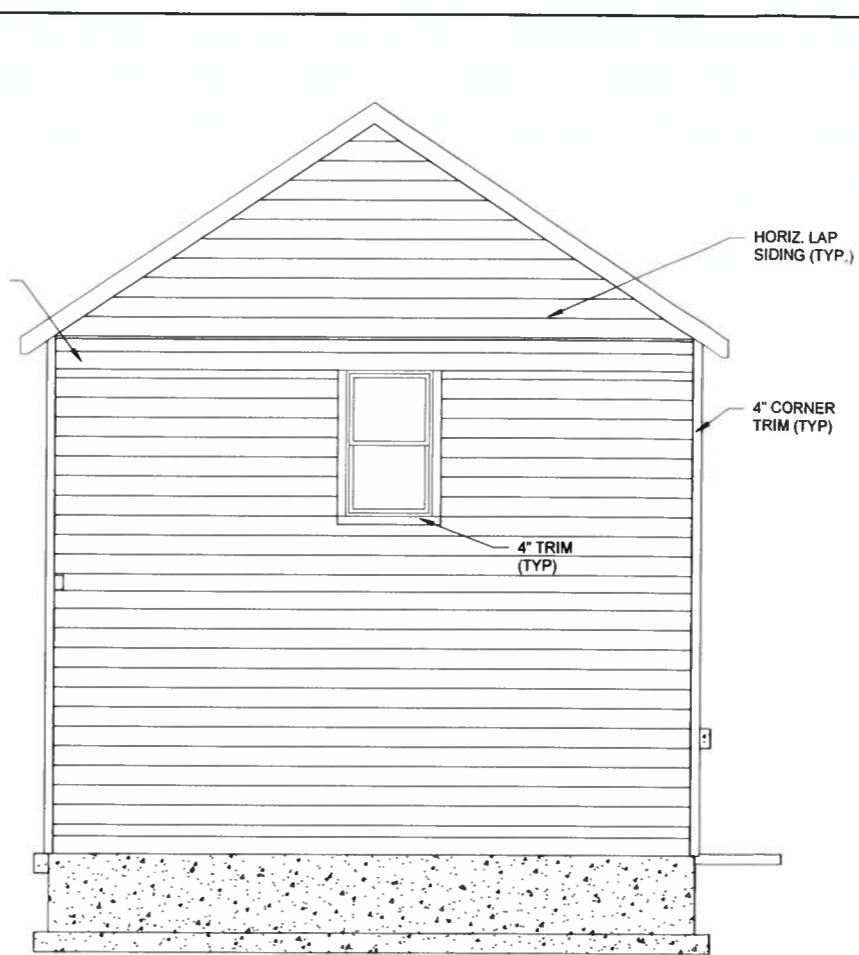
CUMBERLAND
EXTERIOR ELEVATIONS

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

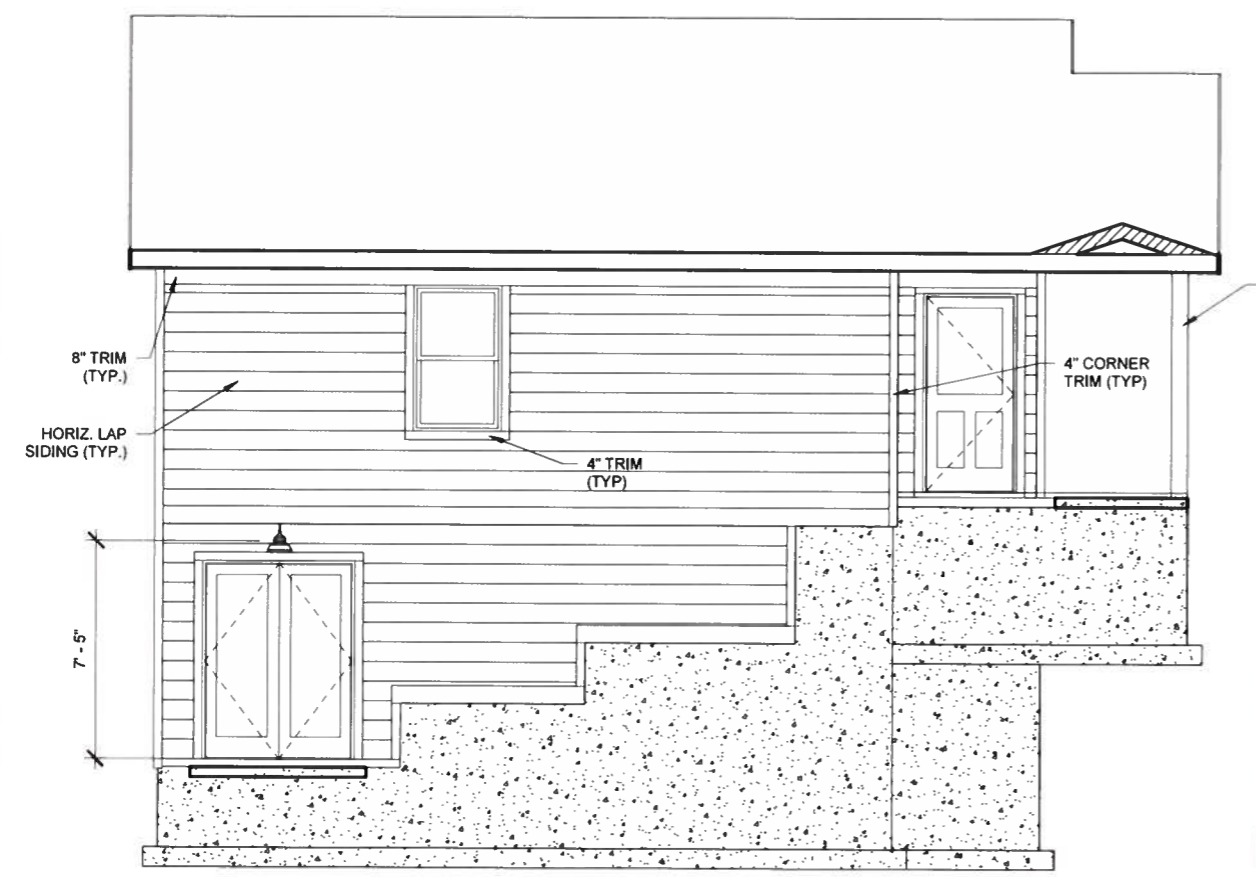
ID 8.0



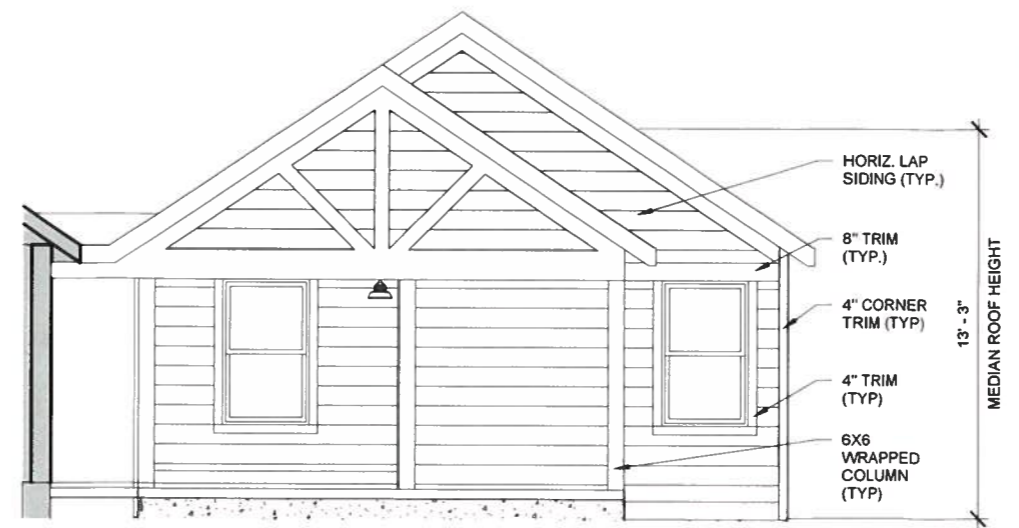
④ L ELEV - BASEMENT
1/4" = 1'-0"



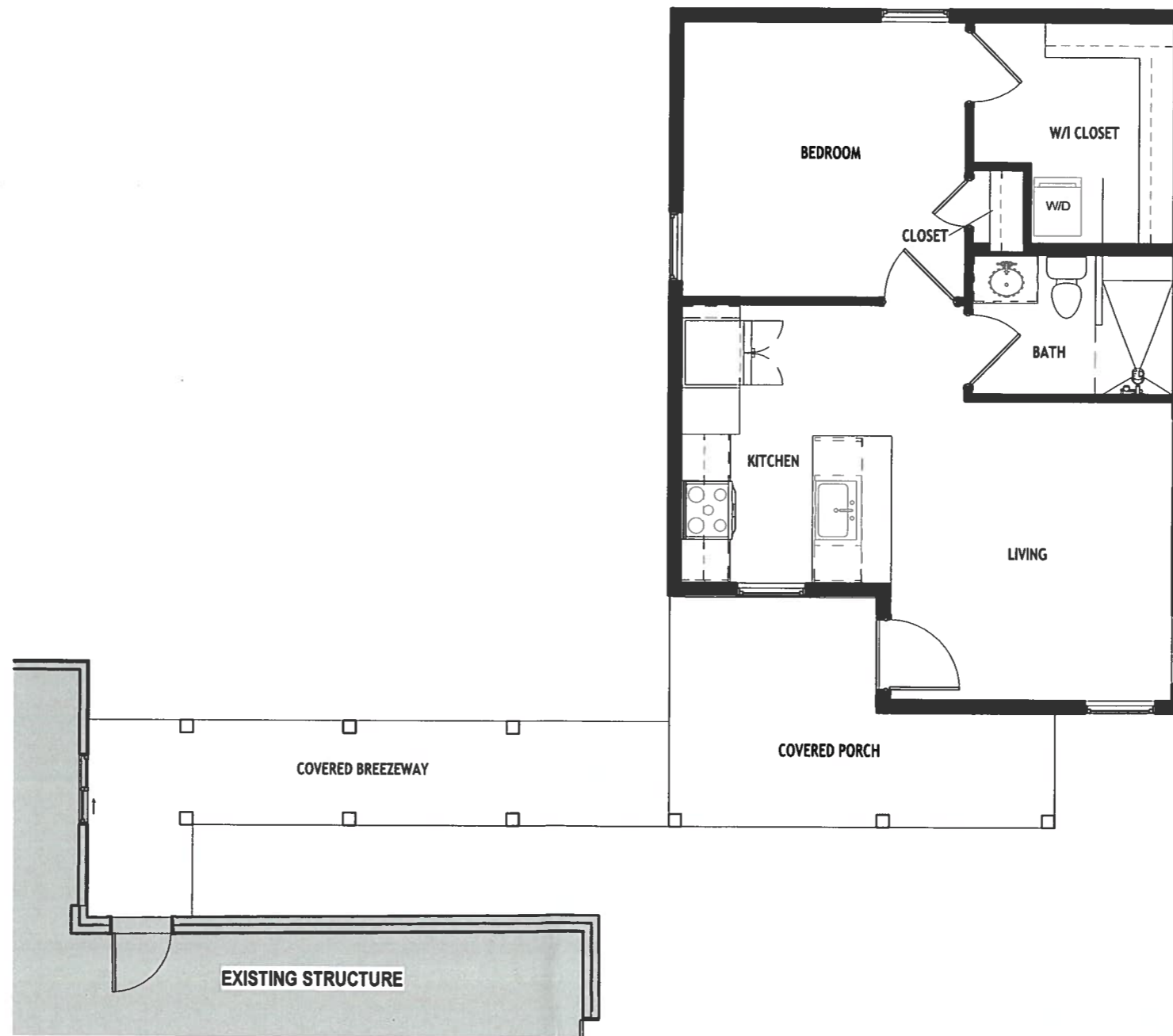
③ REAR ELEV - BASEMENT
1/4" = 1'-0"



② R ELEV - BASEMENT
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



① LEVEL 1 - FLOORPLAN-LAYOUT
 1/4" = 1'-0"

CLEVELND RESIDENCE

7776 GLEN EDEN LANE
 CINCINNATI, OH 45244

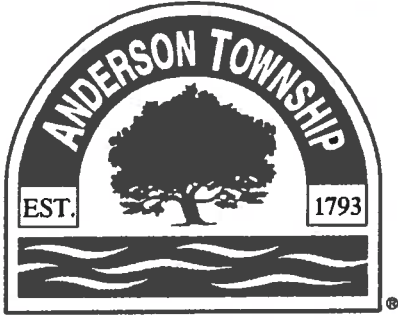
No.	Description	Date

CUMBERLAND

FLOOR PLAN

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

ID



Anderson Township Planning and Zoning
Anderson Center
7850 Five Mile Road
Anderson Township, Ohio 45230-2356

Phone: 513.688.8400
Fax: 513.231.3970
AndersonTownship.org
AndersonCenterEvents.org

HAMILTON COUNTY, OHIO
Anderson Township Zoning Commission
Zoning Certificate

To: Emily Ahouse, For: The Cleveland Residence
7774 Glen Eden Ln
Cincinnati, OH 45244

Date: 11/12/2025

Permit Number: 20250565

Pursuant to Article 2.1, A et seq. of the Anderson Township Zoning Resolution, THIS IS TO CERTIFY that the

ACCESSORY STRUCTURE, New granny cottage, size 22' x 30', to be located per drawing attached as granted by Case 24-2025 BZA, 11/6/25, with four (4) conditions.

Located at 7774 GLEN EDEN LN , Zoning District "A", Anderson Township.

is approved pursuant to the regulations of the Anderson Township Zoning Resolution provided that it complies with all conditions as set forth in the Anderson Township Zoning Resolution.

This certificate is issued in compliance with Article 2.1, A et seq. of the Anderson Township Zoning Resolution.

THIS CERTIFICATE MUST BE PRESENTED TO THE HAMILTON COUNTY BUILDING INSPECTOR, IF APPLICABLE, IN ORDER TO OBTAIN NECESSARY BUILDING PERMITS.

Anderson Township Zoning Commission

Stephen Springsteen, Planner I

Note: Approval of a Zoning Certificate does not assure compliance with any other restrictions, including deed or subdivision restrictions, which may be applicable. Care should be taken to construct all improvements completely within the legal boundaries of the property on which the improvements are to be constructed and to comply with any applicable setback requirements.

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
HAMILTON COUNTY, OHIO**

Appellant: Emily Ahouse, on behalf of
Mary Jo & Richard E. Cleveland, property owners
7774 Glen Eden Lane
Cincinnati, Ohio 45244

CASE: 24-2025 BZA

DECISION: APPROVED

FOR: 7774 Glen Eden Lane

This matter was heard November 6, 2025, upon a request for a conditional use request. Said conditional use request and hearing involved the premises known as 7774 Glen Eden Lane (Book 500, Page 220, Parcel 737), Zoned "A" Residence. The applicant submitted 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.

Being fully advised and from the evidence adduced at the hearing of this case, the Board hereby determines that the conditional use and variance requests would not be contrary to the public interest, health, and safety to grant the conditional use and variance requests for the following reasons:

Article 2.12, D, 8, a

Spirit and Intent: The proposed use and development will 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, and other properties, 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.

Condition Use Criteria

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***

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- 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.**

The conditional use is hereby APPROVED by the Board of Zoning Appeals subject to the following conditions:

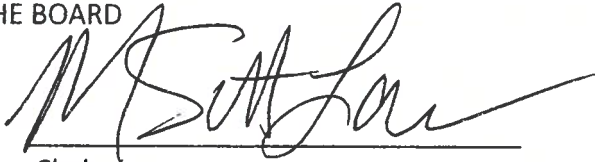
1. Upon the cessation of occupancy by Mary Jo and Richard Cleveland, the accessory structure shall no longer be used as a separate dwelling unit and shall revert to an accessory use incidental to the principal structure.
2. The accessory structure shall not be leased, rented, or otherwise used as an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

BE IT FURTHER RESOLVED that the preamble hereto is and shall for all purposes be construed to be an integral and operative part of this resolution.

BE IT FURTHER RESOLVED that this Board hereby finds and determines that all formal actions of this Board concerning and relating to the passage of this resolution were taken in open meetings of this Board, and that all deliberations of this Board that resulted in such formal actions were taken in meetings open to the public, in compliance with all legal requirements, including (without implied limitation) R.C. §121.22, except as otherwise permitted thereby.

Case 24-2025 BZA
7774 Glen Eden Lane
Page 4

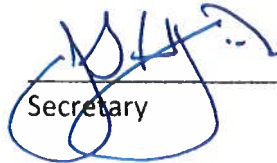
BY THE BOARD



Chairman

November 6, 2025
Date

I hereby certify that the foregoing decision is a true and correct copy of the Order of the Board of Zoning Appeals upon the Journal of the Board.



Secretary

November 6, 2025
Date

Case 24-2025 BZA
7774 Glen Eden Lane
Page 4

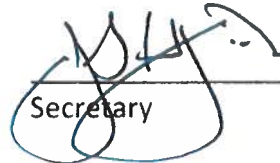
BY THE BOARD



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Secretary

November 6, 2025
Date



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
Tranquill Designs LLC

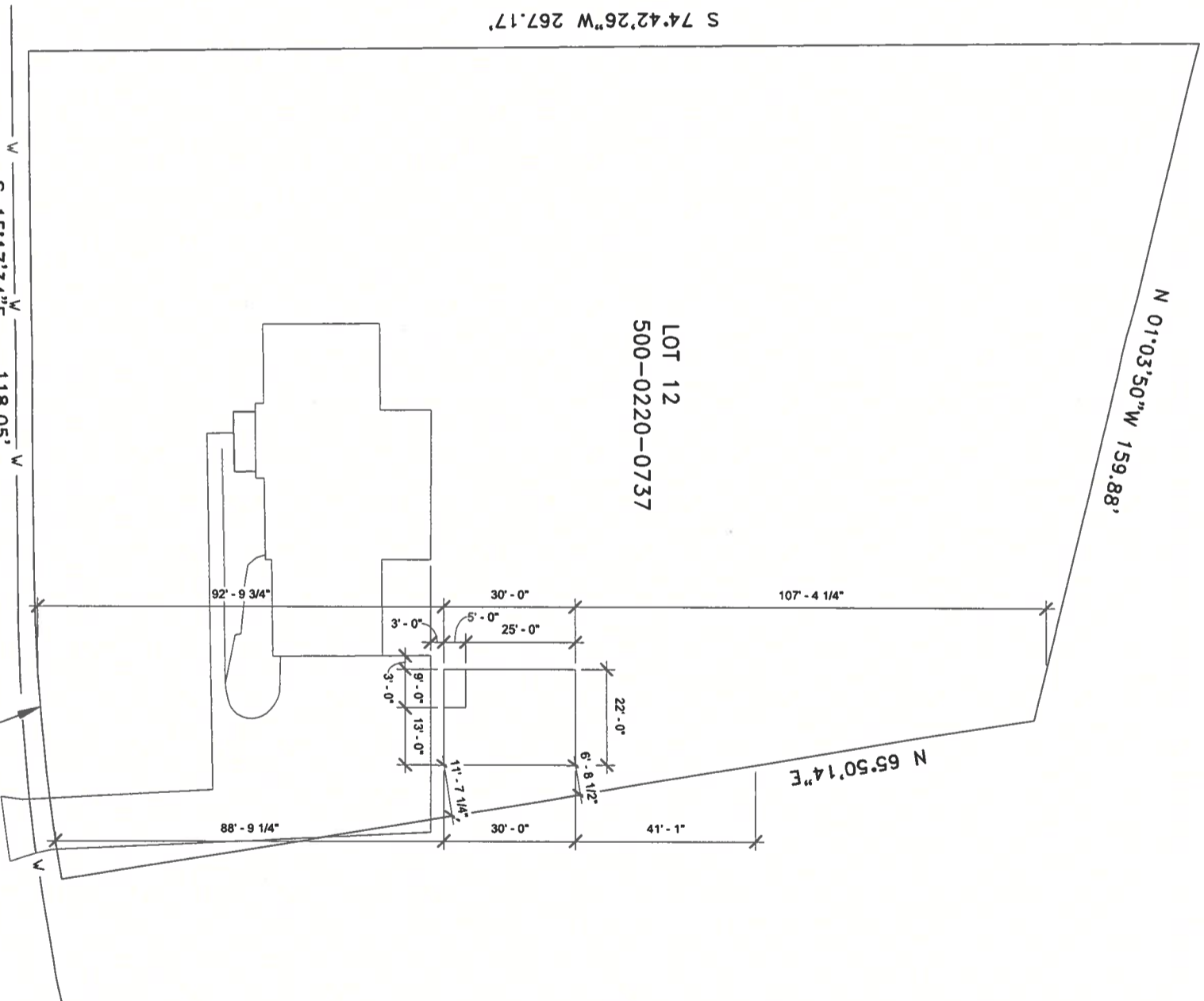
ID 1.0



Anderson Township Planning
and Zoning Department
7850 Five Mile Road
Anderson Township, Ohio 45230

**ANDERSON TOWNSHIP ZONING
CERTIFICATE APPROVED**
[Signature]
11/12/25
DATE

APPROVED PLAN
Subject to conditions of the
Resolution for Case No. 24-2025 B2A
[Signature]
11/12/25
Approved By **Date**



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

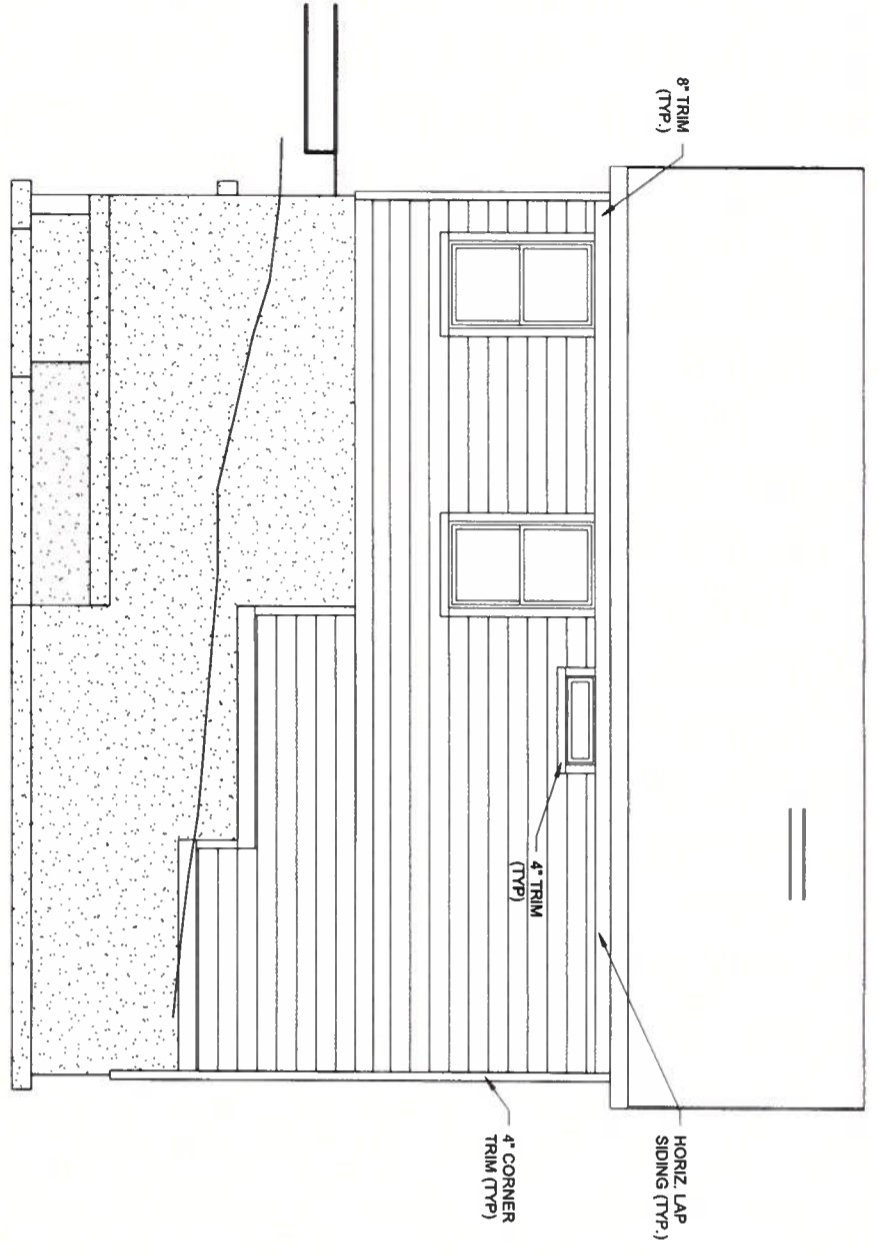
CLEVELND RESIDENCE
 7774 GLEN EDEN LANE
 CINCINNATI, OH 45244

No.	Description	Date

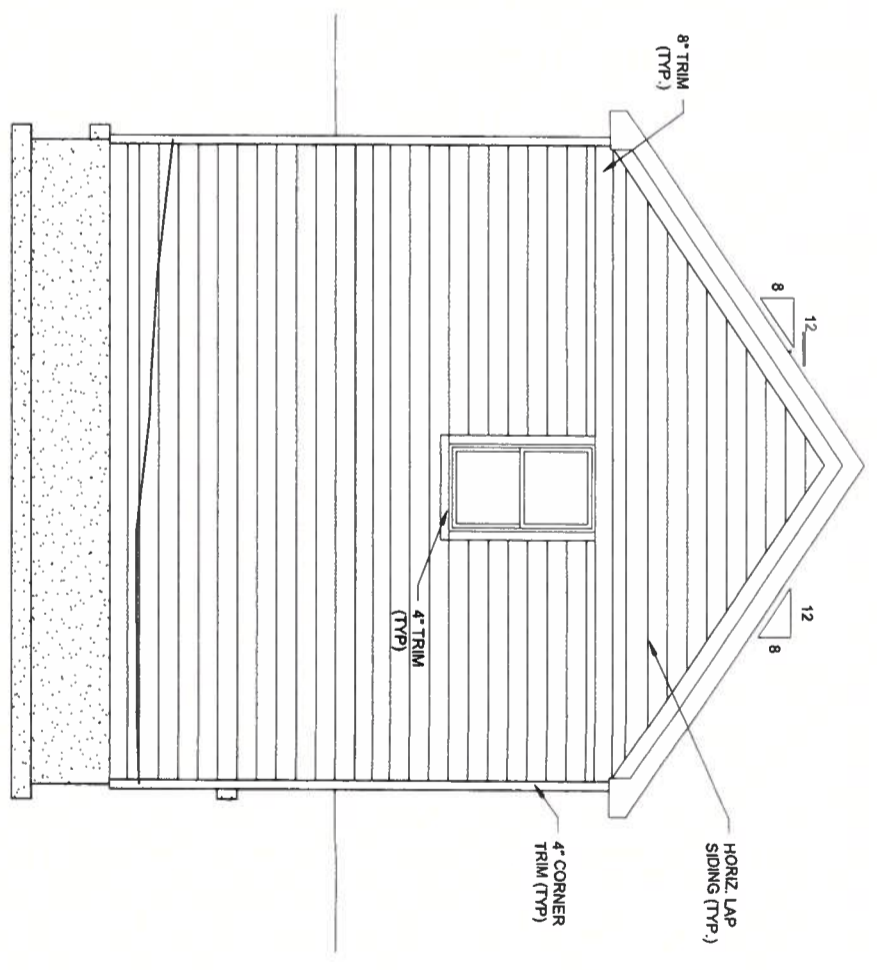
CUMBERLAND EXTERIOR ELEVATIONS

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

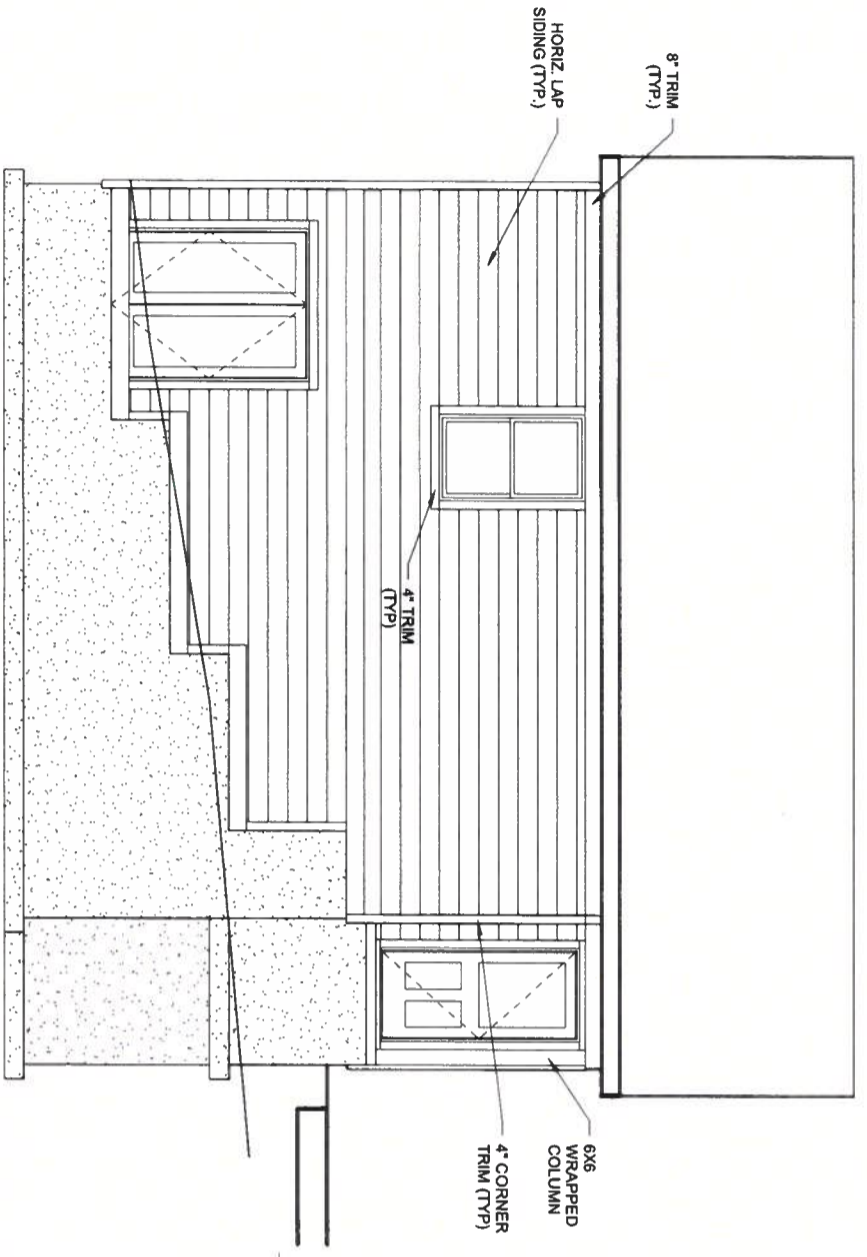
ID 7.0



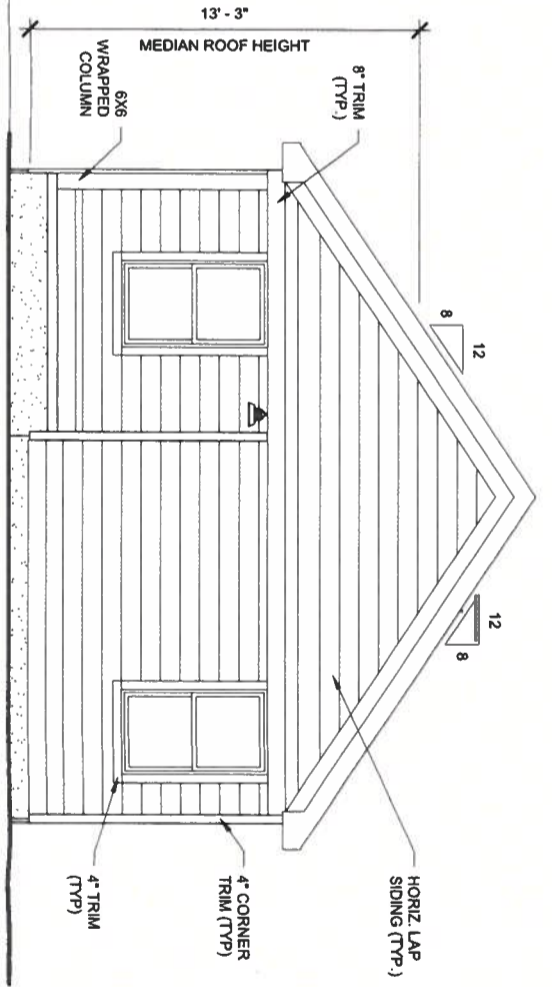
④ L ELEV - BASEMENT
 1/4" = 1'-0"



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.

CLEVELND RESIDENCE

7774 GLEN EDEN LANE
CINCINNATI, OH 45244

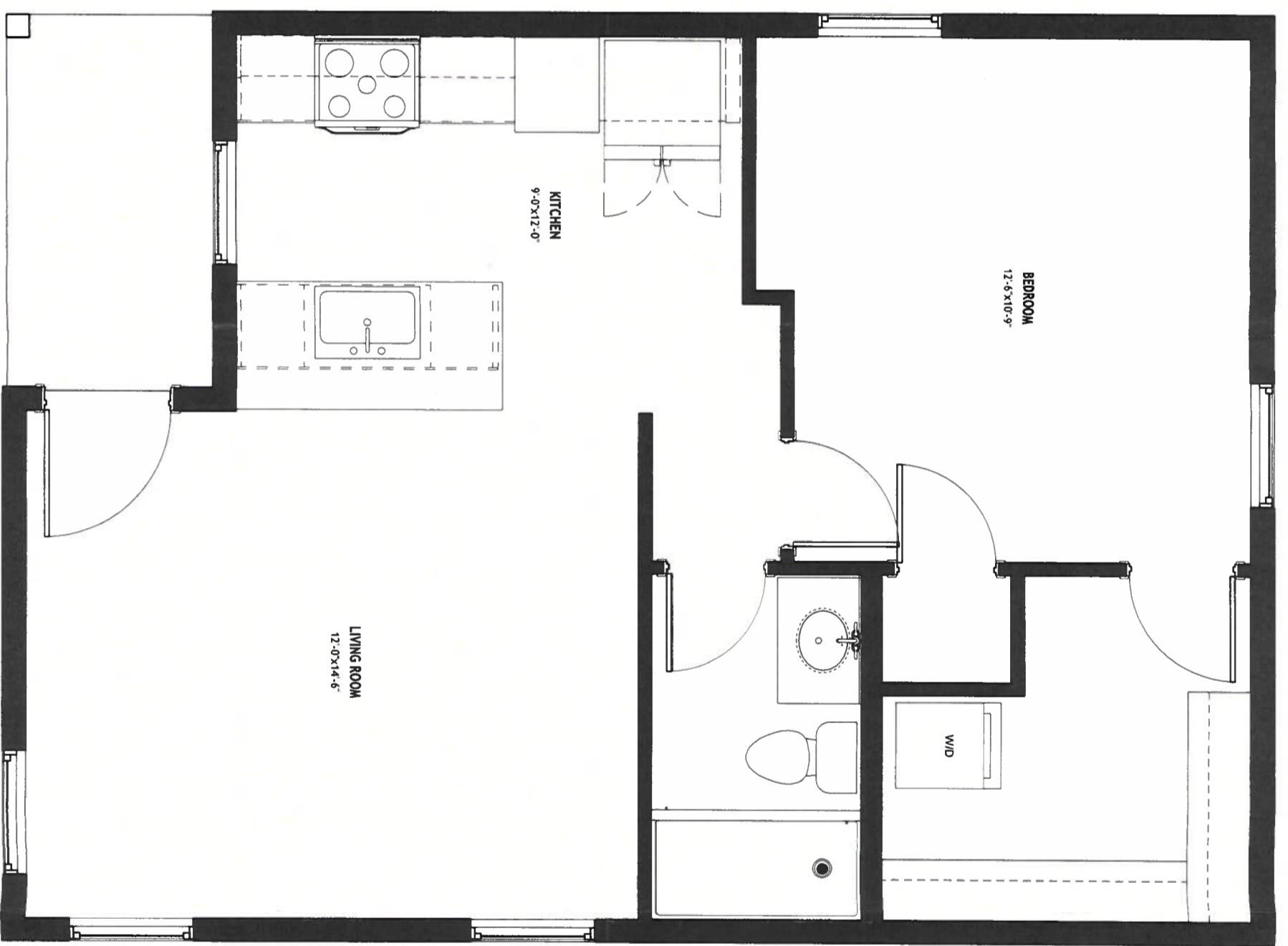
No.	Description	Date

CUMBERLAND

FLOOR PLAN

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

ID



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