

JULY 15TH, 2026

1099 DOOLITTLE LN. CINCINNATI, OH 45230

Members of the Anderson Township Board of Zoning Appeals:

I respectfully request a variance from Article 5.2(A)(7) of the Anderson Township Zoning Resolution to permit the construction of a new shed on my property located at 1099 Doolittle Lane.

My zoning certificate application was denied on July 14, 2026, because the proposed shed location is not considered to be directly behind the principal residential structure. Although the proposed location satisfies all applicable setback requirements, the corner-lot configuration of my property causes the area where the shed would be located to be classified as a side yard rather than a rear yard.

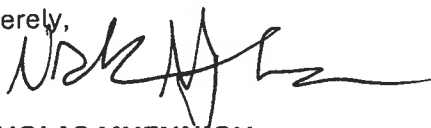
The proposed shed location, shown on the attached site plan, is in the northern corner of the property. This location is the most suitable area for the structure because it avoids disturbance to the existing topography while preserving the largest amount of contiguous open space. Moving the shed to a location that would strictly comply with Article 5.2(A)(7) would require substantial site modifications due to the grade changes along the northern portion of the property, including either significant earthwork or the construction of a raised foundation. The corner-lot configuration and topography create practical difficulties that are unique to this property.

The requested variance is minimal. The shed will comply with all required setbacks and will not interfere with public utilities, access, drainage, or other public services. The structure has been selected to complement surrounding development, with dark red siding, white trim, and a dark roof to conform with nearby residential structures (see attached). In addition, I have removed invasive honeysuckle from the area and have planted arborvitae trees along the property. As these trees mature, they will provide an effective visual buffer for the proposed shed from adjacent streets and neighboring properties during all seasons.

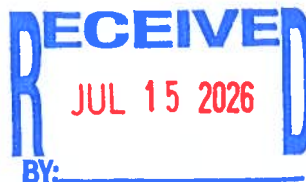
Granting this variance would allow reasonable use of the property without adversely affecting neighboring properties or the public interest. The requested relief is limited to the placement requirement of Article 5.2(A)(7), and I believe the proposed location represents the least intrusive and most practical placement for the structure.

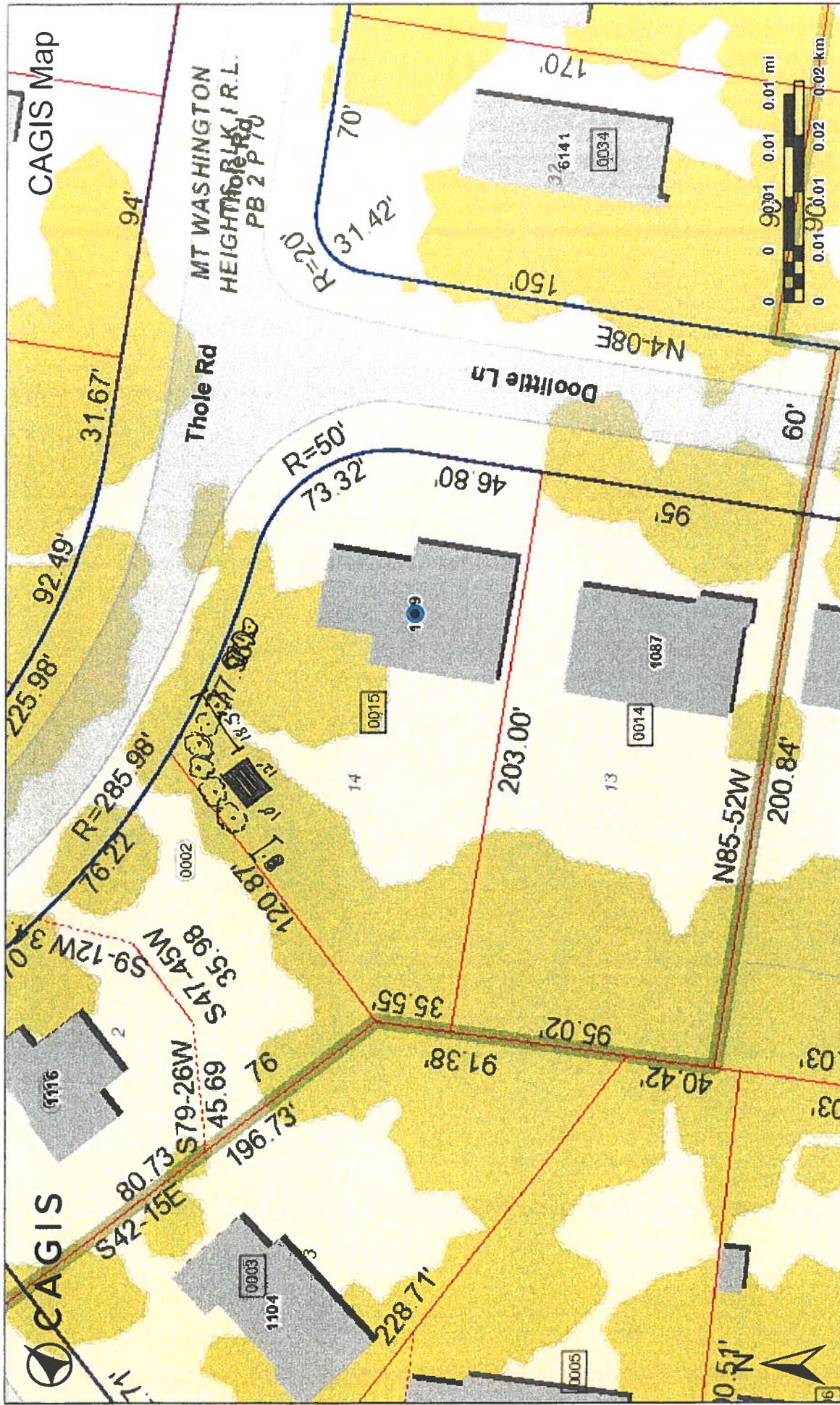
Thank you for your time and consideration of this request. I respectfully ask the Board to approve the requested variance. I would be happy to answer any questions and provide any additional information that may assist in your review.

Sincerely,



NICHOLAS MUENNICH
ANDERSON TWP. RESIDENT



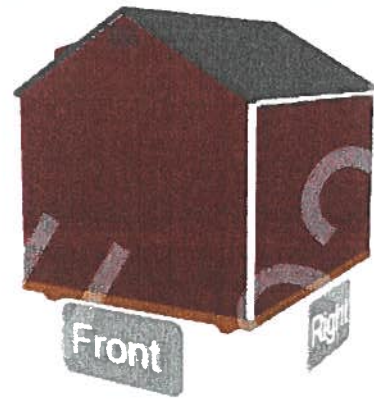


7/13/2026 3:13 PM

1 inch = 50 feet

Scale: 1:600

Nick Mvennich
1099 Doolittle Ln. Cincinnati, OH 45230





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: Anna & Nicholas Muennich
1099 Doolittle Ln
Cincinnati, OH 45230

APPLICANT: Same

Typo —> Your application of July 13, 2026 for a zoning certificate for new 10' x 12' accessory structure in the front yard, per the drawing attached, at the premises designated as 648 Dunwoodie Drive, Book 500, Page 412, Parcel 15, Zoned "C" Residence, Anderson Township, is hereby refused on this 14th day of July, 2026, under Article 5.2, A, 7 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.

July 14, 2026
Date

Stephen Springsteen
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.



Adding 10'x12' shed in north corner.

1099 Doolittle Ln.
Cincinnati, OH 45230