

Zoning Variance Appeal



Ally and Alex Keegan

7030 Five Mile Rd

Members of the Board of Zoning Appeals,

We are Ally and Alex Keegan. We reside at 7030 Five Mile Rd. We were refused a zoning certificate on August 27th, 2026 under Article 6.1 of the Anderson Township Zoning Resolution, which we provided a copy of (see exhibit 1).

We would like to appeal this decision and ask that you grant us a zoning variance to allow us to build a 40'x56' pole barn attached to our existing barn which is 20'x21', after removing a lean to on the back side of the barn that is 8'x20'. The addition would be 2,240 sq ft. The existing barn would be 420 sq ft. The total would be 2,660 sq ft (please see exhibits 2-5).

Alex has lived in Anderson Township his whole life and is now raising a family here. We purchased this property with the expectation that we could raise a family with small town, rural values with close proximity to the amenities that Anderson Township offers. The listing for this property stated the total acreage was 5.128. We provided a copy of the listing (exhibit 6) and a snapshot of the previous owners' (John and Kathleen Odom) deed that we obtained directly from them (see exhibit 7). We ultimately learned the recorded acreage was 3.363 at our closing.

We chose this property because we loved the seclusion and rural feel, while still living in Anderson Township. We specifically were drawn to the listed acreage and location with the intention of eventually build a pole barn to house our tools, equipment, vehicles, and provide space for Alex's hobbies. Being in a heavily wooded area, our cars, trucks, boat, jet ski, etc. have incurred a total of \$10,000.00 worth of damage from being in the elements. We love our trees and do not wish to cut them down to prevent further damage, which is why we feel a pole barn is the better option.

With great lot size, comes great maintenance requirements. We own three different types of lawn mowers (zero-turn, push mower, and a remote-controlled mower for our steep

hillsides). We also own two weed eaters, two leaf blowers, and various yard tools. Additionally, we have several vehicles (3 trucks, a jeep, two cars, a quad, a boat, two kayaks, and a skid steer), which we can't currently store in our garage because we are housing tools, yard equipment, and our son's various outdoor toys in there. Alex is an elevator mechanic and a carpenter by trade. He has many tools for these professions, both large and small. Bottom line is, we need more space to store our belongings, which we cannot find in our current buildings.

Our home's return on this barn addition goes far beyond the fiscal and added storage value. This addition will give a facelift to a degrading, grandfathered, old stable and give our property the transformation it deserves, while preserving the green space surrounding it. This addition will also provide 3,000 sq feet of water collection (we do not have access to city water and rely on rain water collected by a gutter system that drains into a cistern to supply our home with water).

While this has been described as a "substantial" variance, the barn will mostly be hidden by all surrounding areas (see exhibit 8). As you can see, to the north lies 275. There is a thick, wooded area that completely blocks the proposed barn from being seen from the highway. To the south is Withrow nature preserve, which is almost completely blocked again by a thick, wooded area. The neighboring property to the east is over an acre away and would not see the addition. This leaves the neighboring property to the west. They could see the barn, but it would be 110 ft from their property line. We have spoken to them in great detail and they are in agreeance with the proposed plans as we have promised to plant a "wall" of arborvitaes to block their view of the building.

There will be no negative impact on any outside party if this variance is granted. Passers-by will not see it, as it is blocked by the woods. It does not affect government services.

We graciously ask that you take our special set of circumstances (seclusion of our property, our great need for additional space to protect our belongings, the discrepancy of our lot size between the original deed and the auditor's website, our love of our home and intent to make this property work for us, while preserving green space and the history of the existing barn while having no impact on neighboring properties) into consideration and grant us this zoning variance.

-Thank you for your time and consideration,

Ally and Alex Keegan



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: Alexander J & Allyson P Keegan
7030 Five Mile Road
Cincinnati, OH 45230

APPLICANT: Same

Your application on August 25, 2026 for a zoning certificate for an accessory structure, size 3040 sq. ft., located in the rear yard per drawing attached at the premises designated as 7030 Five Mile Road, (Book 500, Page 330, Parcel 19), Zoned "B" Residence, Anderson Township, is hereby refused on this 27th day of August, 2026, under Article 6.1 of the Anderson Township Zoning Resolution for the reason(s) that:

Article 6.1 – In part... Accessory Building or Use: A subordinate building, structure or use which is naturally and normally incidental to the main building or use and erected at the same time or after the construction of the main building. An accessory building attached to the main building in a substantial manner by a wall or roof shall be considered part of the main building.

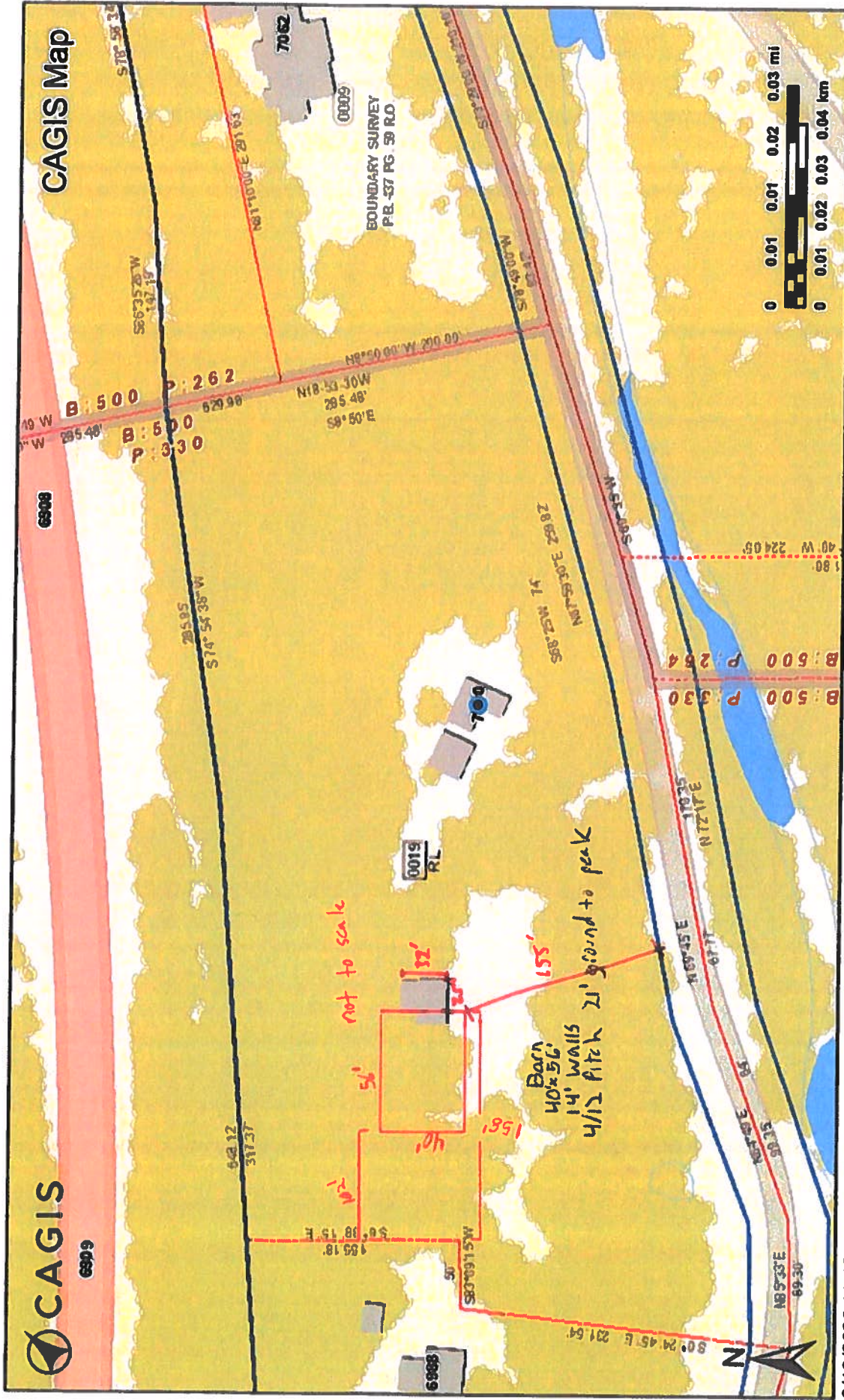
August 27, 2026

Date

Eli Davies
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.

EXHIBIT 1

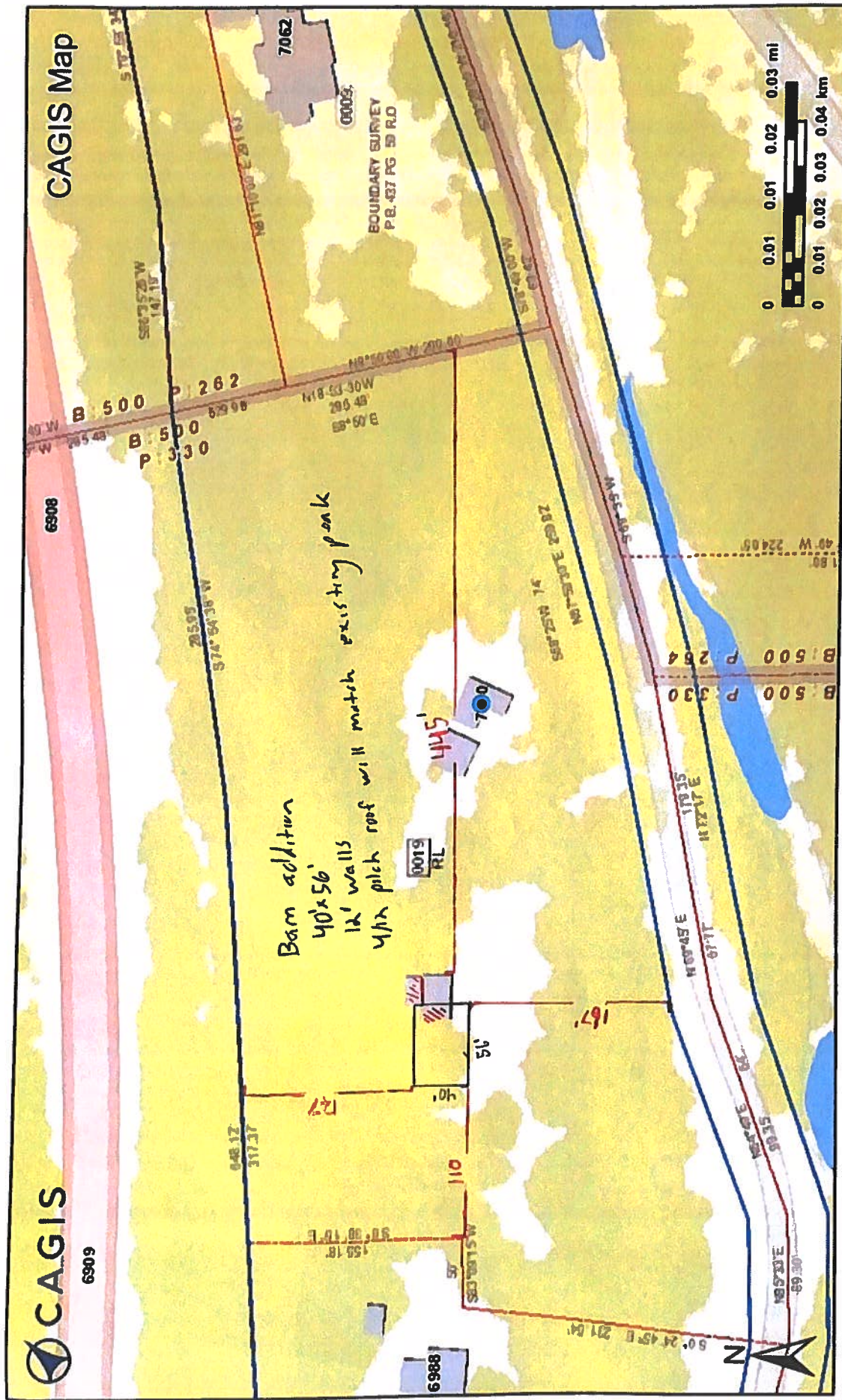


Alex Keegan
7030 Fire mile rd
Cincinnati Ohio 45230



6069

CAGIS Map



8/18/2026 11:12 AM

Alex + Ally Keegan
7030 Five mile rd
Cincinnati Ohio 45221

1 inch = 100 feet

 $1\frac{1}{2}'' - 2''$
$$1/4 = 25$$

110 - 12.5

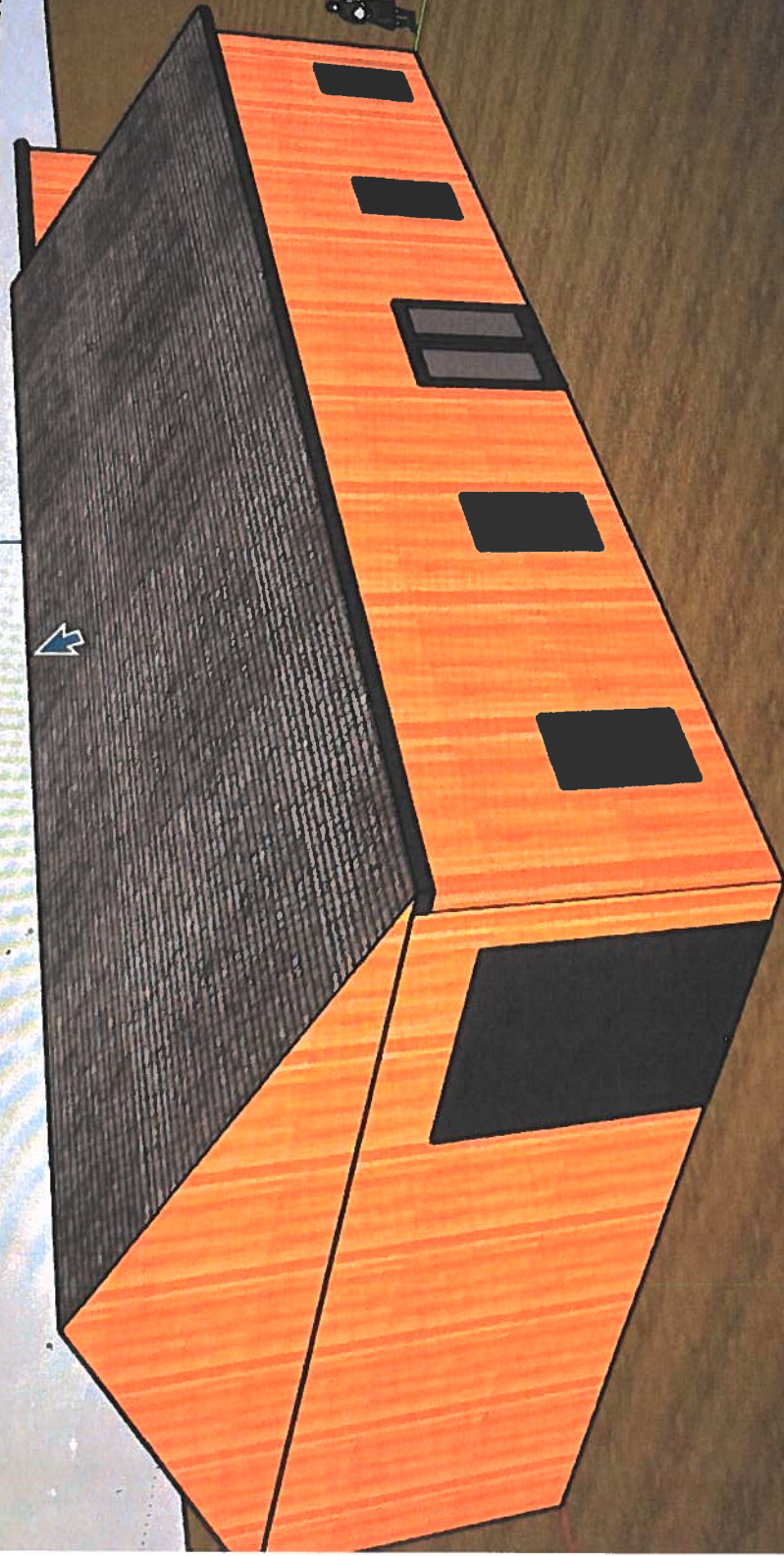
$$52.9 = 91/1$$
$$1/32 = 3.125$$

Scale: 1:1.200

EXHIBIT 3



Sket



or drag to select objects. Shift = Add/Subtract. Ctrl = Add. Shift + Ctrl = Subtract.



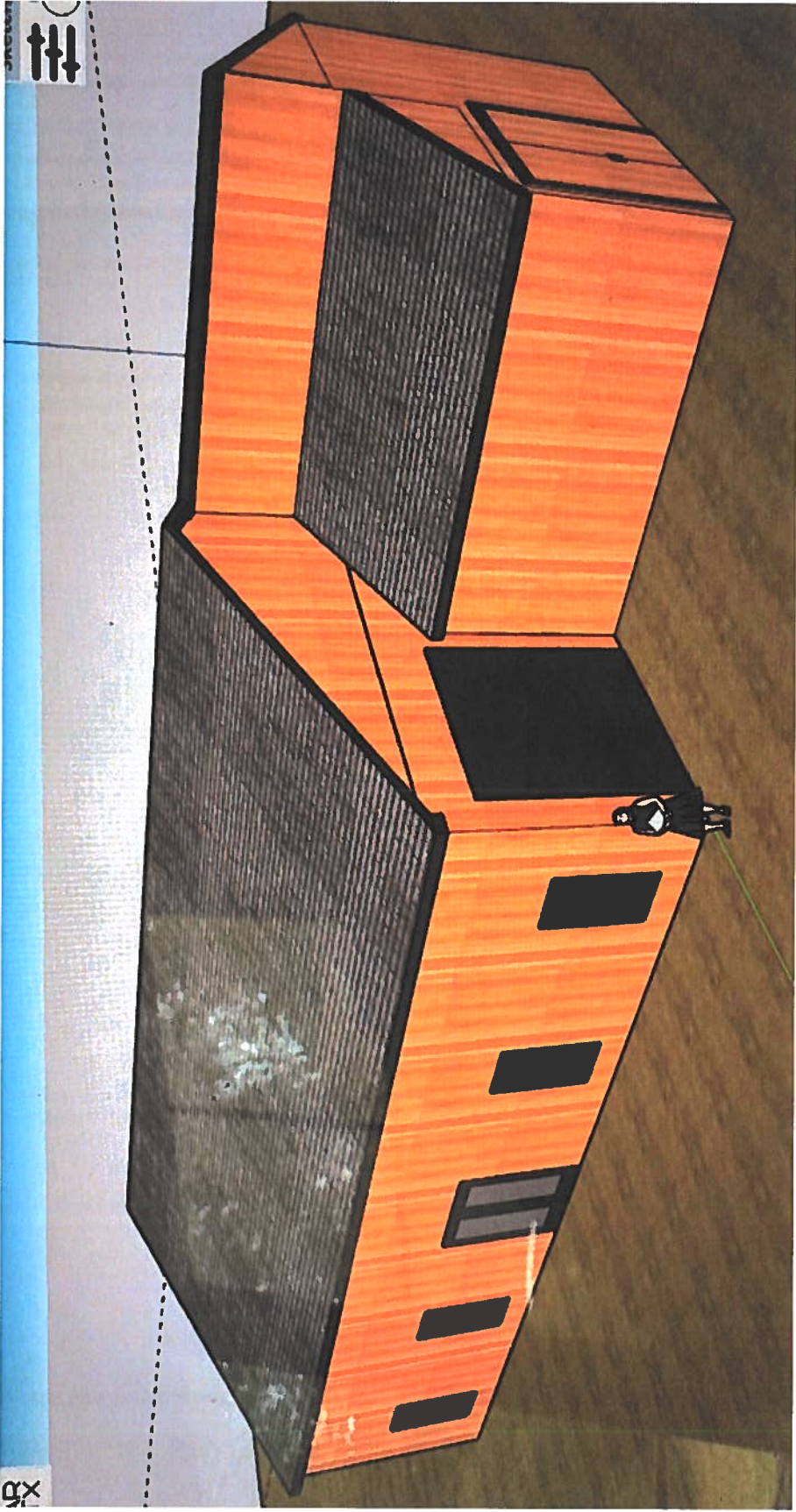


EXHIBIT 4

EXHIBIT 5

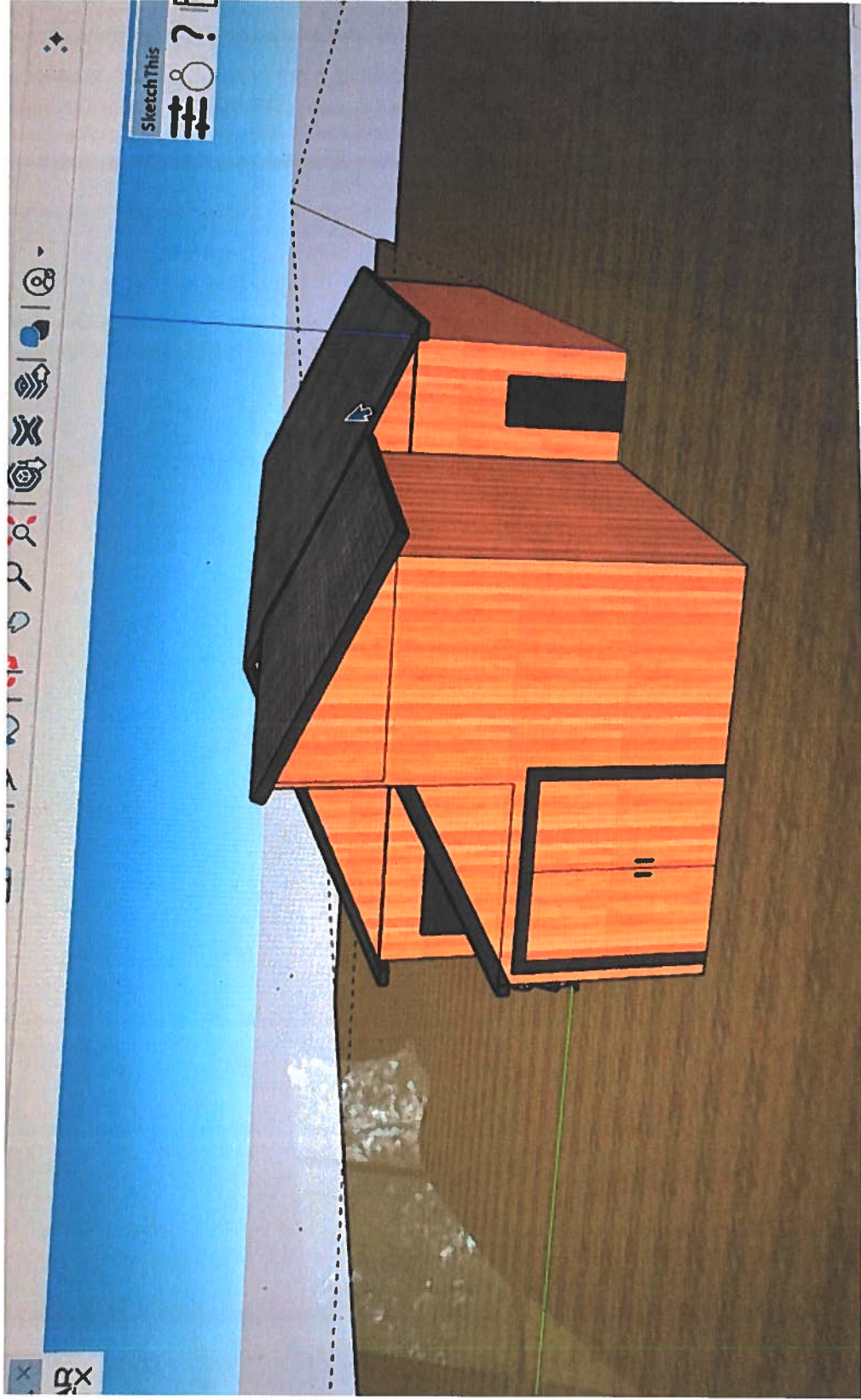


EXHIBIT 6

ML:1718989 7030 Five Mile Rd, Anderson Twp, OH 45230

Hamilton Cty

Sold 11/16/21

\$375,000

Unit#: Suburb: Anderson Twp. Pending: 10/16/21 SO: REDF01 DOM: 3/101 LP: \$399,998
 Area: E07AN Tax Dist: Anderson Twp Conting: Accept Backup Offers Fin: OTHR S/L%: 94% OP: \$399,998

Single Family ROOMS: #10BEDS: 3 BATHS: 1-2



VIEW MAP

PICTURES

OPEN HOUSE

Date: Time:

Cross Street: Beechmont to Markely to Five Mile

Directions:

Levels: Two
Construction: Cedar
Heating: Electric, Heat Pump, Pro
Cooling: Ceiling Fans, Central Air
Year Built: 1986
Lot Dimensions: 5.128
Acreage: 5.1280
Special Financing: No
HOA Fee: No
HOA Amt & Freq: \$0.00
New Construction: No
Auction: No
Avail for Lease: No
Access/Disability: No
Tax ID: 5000330001900
Tax ID Other:
Family Room: No
Formal Dining: No
Bedroom Level 1: No
Bathroom Level 1: Yes Partial
Basement: Full
Garage: 2 Garage Detached,
Fireplace:
Gas: None
Water: Cistern
Sewer: Public Sewer
Parking: Driveway
Zoning: Residential
School District: Forest Hills Local S
HOA Includes:
Semi-Ann Taxes: \$2,785.21
Census Tract: 251.04
Assessment: Of Record
Occupancy: Negotiable
Public Transport:
Foundation: Poured
Roof: Shingle
Windows: Double Hung, Gas Fille
Energy/Green:
Mgt Company:
Mgt Phone:

Realist2 Tot Finsh: 1,448 Above Grd: 1,448 Basement: 836 Lot: 146,492.00

	DIM	LEV	FEATURES		DIM	LEV	FEATURES
Entry:	0 X 6	1		Bedroom 3:	9 X 11	2	
Living/Great:	14 X 19	1		Bedroom 4:			
Dining Room:				Bedroom 5:			
Kitchen:	12 X 18	1		Bathroom 1:	Full	2	
Breakfast Rm:				Bathroom 2:	Partial	1	
Family Room:				Bathroom 3:	Partial	L	
Study:	10 X 15	1		Bathroom 4:			
Primary Bed:	15 X 10	2		Laundry:	13 X 13	L	
Bedroom 2:	9 X 15	2		Rec Room:	12 X 20	L	
Flex Rooms:				Inside Feat:	Crown Molding,Natural Woodwork,Skylight,Vaulted Cei		
Basement:	Part Finished,Walkout,Other			Outside Feat:	Covered Deck/Patio,Deck,Hot Tub,Tiered Deck,Woode		
Views:	Woods			Appliances:	Dryer,Garbage Disposal,Microwave,Oven/Range,Refrig		
Miscellaneous:	220 Volt,Attic Storage,Cable,Ceiling Fan,Recessed Lig						

MARKETING & AGENT REMARKS

A nature lovers dream. Rare find in Anderson Twp. Over 5 gorgeous acres. Oversized detached garage w/ bonus game room 18 x 26. 1 horse stall. Beautiful great room with vaulted ceiling & skylight. Relax on your large deck or in the hot tub. 1st floor study or could be a 4th bed. Partially finished lower level has a shower & walkout. New carpet. HWH 3.5 yrs, AC 4yrs, furnace 5 yrs, roof 12 yrs, windows 1 yr. Peaceful paradise.

REALIST2: 500-0330-0019-00**LEGAL DESC:** FIVE MILE RD 3.363 AC SUR 535 D LAHAN FIVE MILE SUB**ADDRESS:** 7030 5 MILE RD**OWNER:** KEEGAN ALEXANDER J / KEEGAN ALLYSON P

Tax Year: 2025	Recording Date:	Total Fin SqFt: 1448	Document:
Annual Taxes: \$8,268	Last Sale Price:	Above Gd SqFt: 1448	Deed Type:
Land Mkt Value: \$107,980	Lot Frontage:	Basement SqFt: 836	Flood Zone:
Improved Value: \$267,020	Lot Depth:	Lot Sq Feet: 146,492	Flood Panel:
Total Assess: \$375,000	Year Built: 1986	Lot Acreage: 3.363	Panel Date:
Assess Year: 2025	Census Tract: 0275.00		Township: CINCINNATI

SHOWING INSTRUCTIONS & LISTING INFORMATION

Use Sched Show Link

List Off: SIBC04	Sibcy Cline, Inc.	513-474-4800	
List Agt: 362103	Tina A Burton	513-368-3715	tburton@sibcyccline.com
Co-LOff: SIBC04	Sibcy Cline, Inc.	513-474-4800	Sell Off: REDF01
Co-LAgt: 215030	Candace N Burton	513-703-5882	Redfin Corporation
Seller Paid Closing Costs: No	Seller Amount Paid:	Short Sale: No	513-718-2492
List Date: 10/13/21	Exp Date:	3rd Party Approval Req: No	937-422-0074
	Est Close: 11/17/21	Prop Owner: Consumer	Internet: Y
			Lmted Srvc: No
			Agmnt: ER



Dollars paid grant, with mortgage covenants, to JOHN C. O'DOM, husband and wife, of Hamilton County, Ohio, the following described real property:

Situate in D. Lahan's Military Survey No. 535, Anderson Township, Hamilton County, Ohio, being part of Registered Land Certificate No. 62704, and more particularly described as follows:

Commencing at the northwest corner of D. Lahan's Military Survey No. 535, said point being in the southerly line of Registered Land Certificate No. 3068; South 85° 26' East, 357.30 feet from the southwest corner of Registered Land Certificate No. 3068; thence continuing South 85° 26' East along said south line 354.50 feet to the northwest corner of Registered Land Certificate No. 98032; thence South 20° 58' 00" West 595.36 feet; thence South 13° 53' West 250.00 feet; thence North 79° 21' 42" East, 330.75 feet to the real place of beginning and the northeast corner of Registered Land Certificate No. 77634; thence South 6° 38' 15" East along said Registered Land, 155.18 feet; South 83° 09' 15" West 50.00 feet; South 0° 24' 45" East 231.54 feet to the centerline of Five Mile Road; thence along the centerline of Five Mile Road, the following courses and distances: North 85° 33' East, 89.30 feet; North 64° 49' East, 99.35 feet; North 60° 35' East, 64.00 feet; North 40° 45' East, 67.77 feet; North 72° 47' East, 179.35 feet; North 67° 59' 30" East, 259.82 feet; thence leaving Five Mile Road, North 18° 53' 30" West, 285.48 feet to the southerly line of Interstate No. 275 and the southeast corner of Registered Land No. 81369; thence South 74° 54' West along said line 285.95 feet, and South 79° 21' West 317.37 feet to the place of beginning and

feet; thence North 79° 21' 42" East to the northeast corner of Registered Land Certificate No. 77634; thence South 6° 38' 15" East along said Registered Land, 155.18 feet; South 83° 09' 15" West 50.00 feet; South 0° 24' 45" East 231.54 feet to the centerline of Five Mile Road; thence along the centerline of Five Mile Road, the following courses and distances: North 85° 33' East, 89.30 feet; North 64° 49' East, 99.35 feet; North 60° 35' East, 64.00 feet; North 69° 45' East, 67.77 feet; North 72° 47' East, 179.35 feet; North 67° 59' 30" East, 259.82 feet; thence leaving Five Mile Road, North 18° 53' 30" West, 285.48 feet to the southerly line of Interstate No. 275 and the southeast corner of Registered Land No. 81369; thence South 74° 54' 38" West along said line 285.95 feet, and South 79° 21' 42" West 317.37 feet to the place of beginning, and containing 5.128 acres.

Subject to the rights of the public in Five Mile Road.

Mortgagors claim title to the above described property by virtue of an instrument recorded in Certificate of Title No. 102714 of the Hamilton County, Ohio, Records.

This mortgage is given, upon the statutory condition, to secure the payment of THIRTY THOUSAND AND NO/100 (\$30,000.00) Dollars with interest as provided in a note of even date.

"Statutory condition" is defined in Section 5302.14 of the Revised Code and provides generally that if the mortgagor pays the principal and interest secured by this mortgage, performs the other obligations secured hereby and the conditions of any prior mortgage, pays all the taxes and assessments, maintains insurance against fire and other hazards, and does not commit or suffer waste, then the mortgage shall be void.

Mortgagors release to Mortgagees all rights of dower in the above described property.

