November 12, 2026

Anderson Township Board of Zoning Appeals
Planning & Zoning Department
7850 Five Mile Road
Cincinnati, OH 45230

RECEIVED
NOV 13 2026
BY:_____

Reference: **Application for Rear Yard Setback Variance**
7601 Cathedral Hill Drive (Corner of Cathedral Hill Drive & Wolfangle Road)
Book 500, Page 220, Parcel 158
Zoned "A-2" Residence, Anderson Township

Dear Members of the Board of Zoning Appeals,

This letter is in reference to the denial of our zoning request under Article 3.4, C, 2, c of the Anderson Township Zoning Resolution. We are respectfully requesting an **11.2-foot rear yard setback variance**—to allow a **23.8-foot** rear yard setback where 35 feet is required—in order to construct a modest **18' x 24' single-story addition** (comprising a new covered side porch and an enclosed 4-season room, as shown on the attached **JBM Architect** drawings B-2, B-3, and B-4) at the rear of my residence located at the corner of Cathedral Hill Drive and Wolfangle Road.

This request is driven by the unique geometric constraints of our corner lot, the structural layout of our existing home, and the practical need to provide a safe, sheltered, barrier-free entrance for family members with mobility limitations.

1. Practical Difficulties & Unique Physical Characteristics of the Property

Strict enforcement of the 35-foot rear yard setback creates practical difficulties due to physical conditions of this property and existing structure that are not self-created:

- **Irregular, Angled Rear Property Line:** Unlike standard rectangular lots, our rear property line (N87°15'00"W) runs at a sharp diagonal relative to the existing house. While the eastern side of the rear yard has ample depth, the western rear corner pinches inward to **23.8 feet** from the existing structure. Because of this angle, only a small triangular section—approximately **140 square feet** (tapering from ~11' on the west edge to ~7' on the east edge, as highlighted on the attached site survey)—crosses the 35-foot setback line, while extending **no closer to the rear property line than the existing southwest corner of the home**.
- **Corner Lot Dual-Frontage Restrictions:** Because this parcel borders both Cathedral Hill Drive and Wolfangle Road, it is subject to two front-yard setback requirements. These dual frontage restrictions compress our buildable footprint and prevent expanding toward the front or the Wolfangle Road side of the home.
- **Existing Home Layout & Accessible Sidewalk Alignment:** As illustrated on the architectural elevation, shifting the addition further eastward to clear the angled setback line is structurally impractical. Moving east would conflict with the **existing roof chimney** and pull the room away from the **existing rear patio door** that connects the interior of the home to the addition. Furthermore, to accommodate my niece, who uses a wheelchair, and my mother, who cannot safely navigate stairs, we previously

installed a **4-foot-wide gently sloped concrete sidewalk** (shown in the attached site photo) leading from our driveway along the western side of the lot directly to that existing rear patio.

2. Minimum Relief Necessary & Sheltered Accessibility

The proposed 18' x 24' addition is designed to sit directly over our existing concrete back patio area where both our existing rear patio door and our 4-foot sloped sidewalk meet. As shown on concept drawings **B-2** and **B-3** as well as on the architect plans, the plan incorporates a **new covered side porch** on the Wolfangle Road side—built with a flush, zero-step threshold meeting our sloped sidewalk—leading through an **8-foot sliding glass door** into an enclosed **4-season room**.

Including the covered side porch is essential for both safety and cleanliness: it provides a dry, sheltered landing area out of rain, snow, and ice where wet shoes and wet wheelchair wheels can be wiped off safely before entering the 4-season room and main house. The 18' x 24' footprint is the minimum size necessary to tie cleanly into the existing roofline and rear door, accommodate the covered entry porch, and maintain safe interior wheelchair turning clearances inside the 4-season room. Most importantly, the addition maintains the existing **23.8-foot** minimum rear setback established by the original house, bringing the structure no closer to the rear boundary than current conditions.

3. No Adverse Impact on Adjacent Properties or the Neighborhood

Granting this variance will not alter the essential character of the neighborhood or negatively affect neighboring properties:

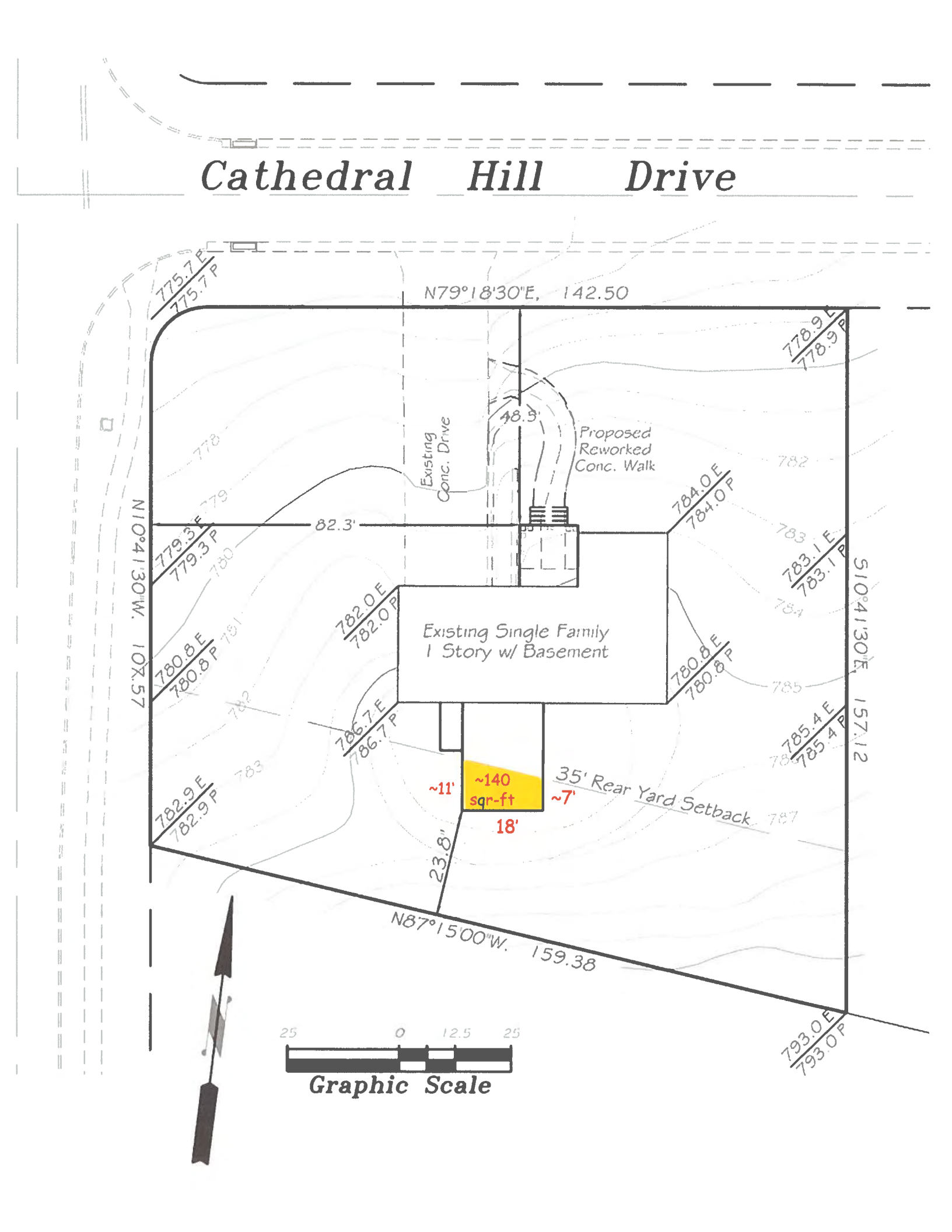
- **No Direct Rear Neighbor:** As shown on the attached aerial photograph, there is a dense wooded buffer and no residential dwelling located directly behind our rear property line (N87°15'00"W). Allowing this modest ~140 sq. ft. triangular encroachment while maintaining the existing 23.8-foot setback will not crowd an adjacent backyard, obstruct views, or compromise neighbor privacy.
- **Architectural Compatibility:** As depicted in the architectural elevations (B-2 through B-4), the single-story 4-season room and covered side porch are designed to integrate seamlessly with the existing roofline, chimney, and bedroom windows, matching the home's siding, trim, and materials for a cohesive appearance from both Cathedral Hill Drive and Wolfangle Road.
- **Public Services & Drainage:** Because the addition is built over the existing concrete back patio footprint, it adds minimal new impervious surface and will not interfere with utility easements, intersection sightlines, emergency access, or stormwater drainage.

For these reasons, the requested variance satisfies the standards set forth in the Anderson Township Zoning Resolution. Thank you for your time, consideration, and service to our community. I look forward to presenting this project at the upcoming hearing and answering any questions you may have.

Sincerely,

Dan McKenney
Property Owner, 7601 Cathedral Hill Dr.

Carolyn McKenney
Carolyn McKenney
Property Owner, 7601 Cathedral Hill Dr.


Cathedral Hill Drive
N79°18'30"E, 142.50
775.7 E
775.7 P
778.9 E
778.9 P
48.3'
Existing Conc. Drive
Proposed Reworked Conc. Walk
784.0 E
784.0 P
82.3'
779.3 E
779.3 P
N10°41'30"W. 107.57
782.0 E
782.0 P
Existing Single Family
1 Story w/ Basement
780.8 E
780.8 P
783.1 E
783.1 P
S10°41'30"E, 157.12
780.8 E
780.8 P
786.7 E
786.7 P
785.4 E
785.4 P
~11'
~140 sqr-ft
~7'
35' Rear Yard Setback
18'
782.9 E
782.9 P
23.8'
N87°15'00"W. 159.38
793.0 E
793.0 P
25 0 12.5 25
Graphic Scale

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: Daniel S & Carolyn E McKenney
7601 Cathedral Hill Dr.
Cincinnati, OH 45244

APPLICANT: Same

Your application of October 1, 2026 for a zoning certificate for a 18' x 24' addition in the rear yard area, per the drawing attached, at the premises designated as 7601 Cathedral Hill Drive (Book 500, Page 220, Parcel 158), Zoned "A-2" Residence, Anderson Township, is hereby refused on this 6th day of October 2026, under Article 3.4, C, 2, c of the Anderson Township Zoning Resolution for the reason(s) that:

> Article 3.4, C, 2, c – Rear Yard: There shall be a rear yard having a depth of not less than thirty-five feet (35').

October 6, 2026
Date

Travis Clark
Planner 1

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.

Jessica E. Miranda, Hamilton County Auditor

Property Report

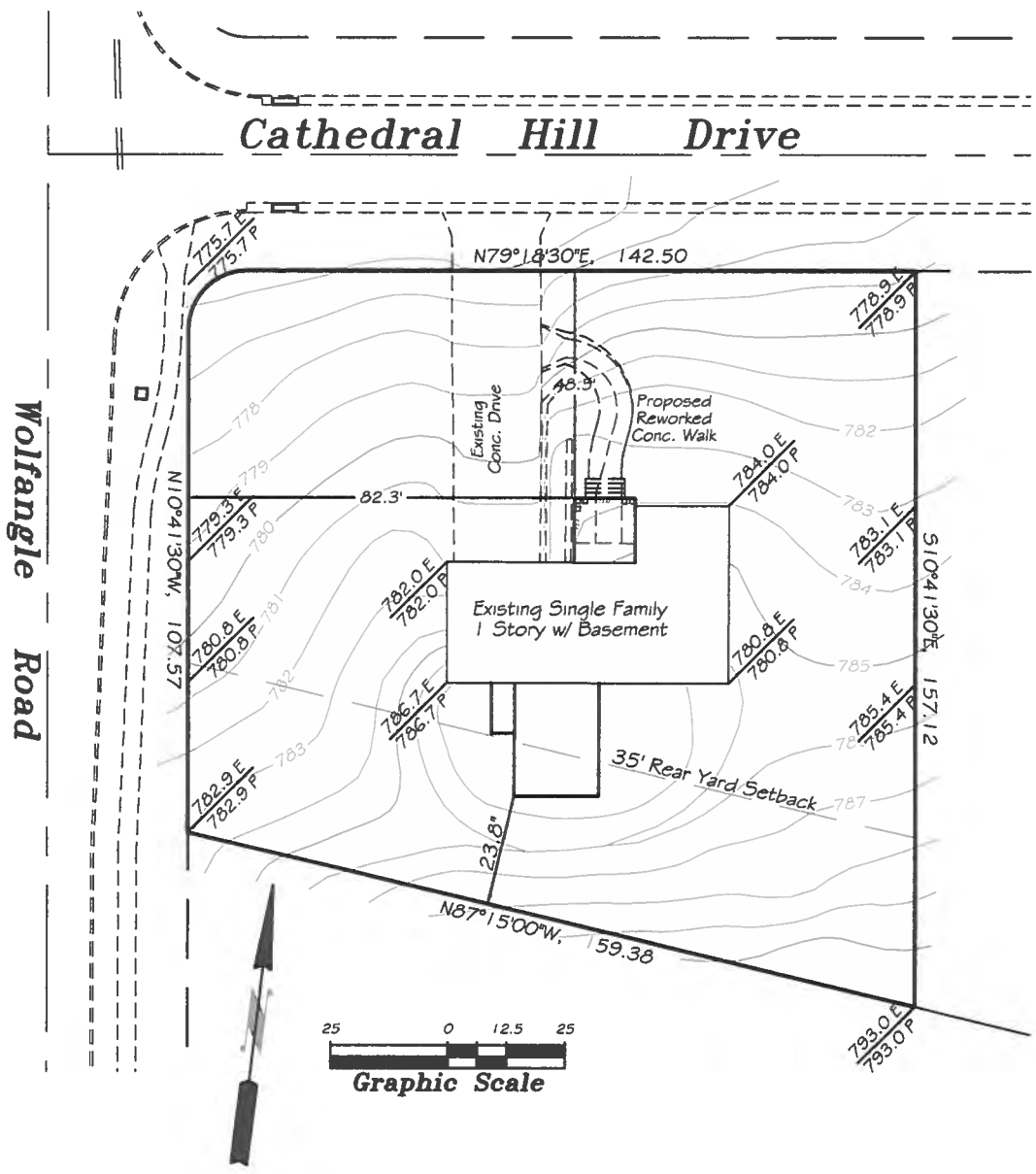
generated on 11/13/2026 8:22:52 AM EST

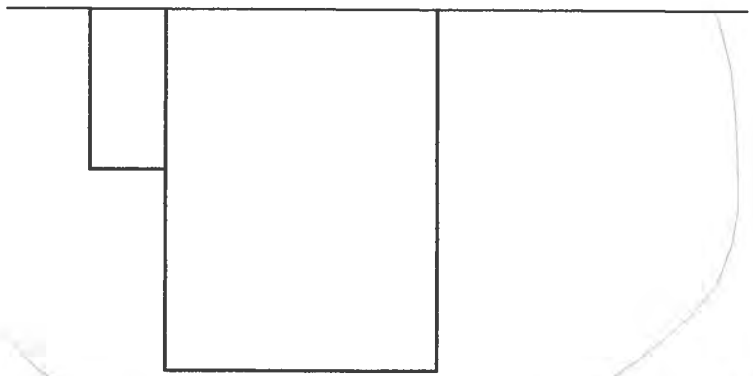
Parcel ID	Address	Index Order	Tax Year
500-0220-0158-00	7601 CATHEDRAL HILL DR	Parcel Number	2025 Payable 2026

Property Map



Dan & Carolyn McKenney
email: dsm1977@gmail.com
cell: (513) 515-8895





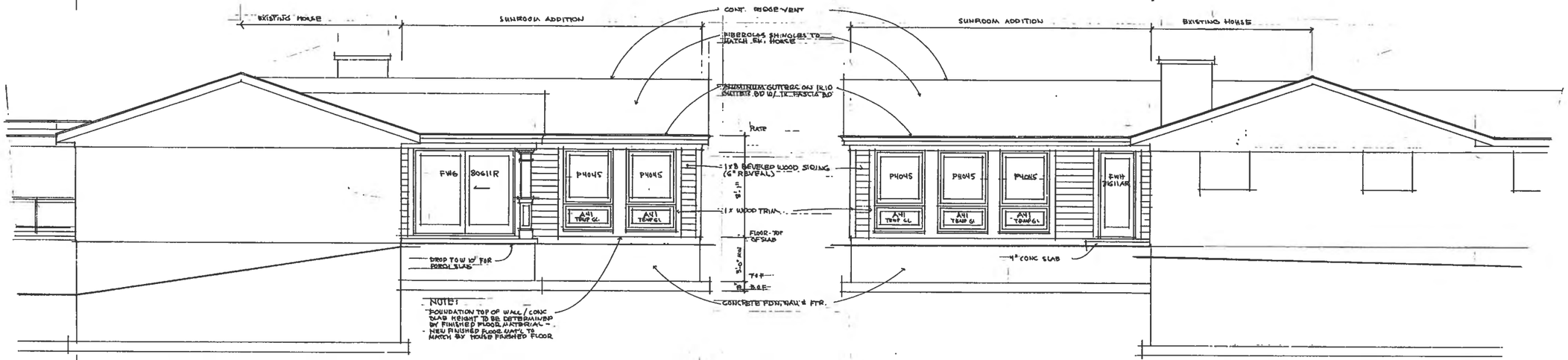
Site Plan
for
Mike Brown Construction
and
Daniel & Carolyn McKenney
7601 Cathedral Hill Drive
Lot 1, Block A, Cathedral Hill Sub.
Anderson Twp., Hamilton Cnty., Ohio
P.I.N. No. 500-0220-0158
Official Record Book , Page

STATE OF OHIO
Robert Joseph Shannon 7835
REGISTERED PROFESSIONAL SURVEYOR

Robert Shannon Field Services, LLc
Robert Joseph Shannon
PROFESSIONAL SURVEYOR
1737 Lindale Mount Holly Road
Amelia, Ohio 45102
(513) 797-4444

DRAWN BY:	DATE:	SCALE	SHEET No.
R.J.S.	9/30/26	1"= 25'	

PROJECT No. 26-070
CHECKED BY R.J.S.



LEFT WEST 1/4" RIGHT EAST 1/4"

GENERAL NOTES :

APPLICABLE CODE	2019 Residential Code of Ohio		
DESIGN LOADS	Floor & Stairs Load	-	40psf live load (except cantilevered portions) 10psf dead load for hardwood floor & carpet 20psf dead load for interior tile floor
	Roof Load	-	20psf live load + 15psf dead load = 35psf total load
	Snow Load	-	20psf ground snow load
	Wind Load	-	115 mph (based on 3 second gusts) - Exposure = B
	Allowable Soil Bearing Pressure	-	1500psf or per structural notes
DEFLECTION LIMITS	Floor	-	L/480, L/600 at tile/stone
	Roof	-	L/360, L/600 elevated roof terrace
	Structural	-	H/240 building frame drift
CONCRETE STRENGTH	Foundation	-	3000 psi (at 28 days) footer/piers
		-	3500 psi (at 28 days) walls/retaining walls (5% to 7% entrained air) Maximum water/cementitious ratio = 0 50
	Slabs	-	4500 psi exterior/structural/garage slabs (5% to 7% entrained air) Maximum water/cementitious ratio = 0 45
	Reinforcing Steel	-	ASTM A615 60 ksi yield deformed bars, lap/splice reinforcing bars 48 diameter unless noted otherwise
	Admixtures	-	admixtures containing chloride are not permitted in reinforced concrete or concrete contains metals
INSULATION MINIMUM	Climate Zone	-	4
	Roof	-	R49 minimum (R38 over 100% if full R38 extends over the wall top plate at roof eaves)
	Walls	-	R20 minimum (R13+R5 permitted)
	Floors	-	R19 minimum over unheated spaces
	Slab edges	-	R10 minimum, 2 feet depth
	Foundation	-	R10/13 minimum
	Glazing	-	Ub = 0 32 maximum

Final grades at foundation shall be minimum 8" below the top of the foundation and shall slope away from the foundation having a 6" drop in 10'-0" of run

Foundation walls below grade (except slab-on-grade) shall be waterproofed and shall have a 4" diameter filter fabric wrapped foundation drain in washed gravel backfill and shall be day-lighted on site or returned to an approved pumped drainage system and discharged to the exterior

Concrete slabs shall have control joints (1/4 thickness of slab) at 144 sq ft intervals or as shown on the plans

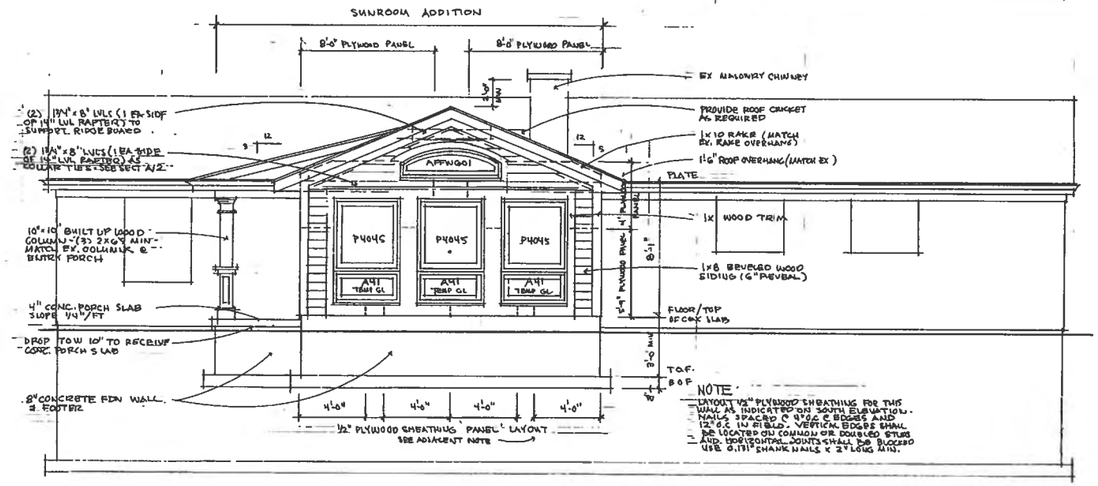
Provide a 6 mil vapor barrier between the bottom of the concrete slab and granular fill in area under living spaces Turn the vapor barrier 6" up walls at perimeter and lap joints (8" min) and seal joints

Where assemblies or elements are to be sloped (concrete slabs, flat roof assemblies, etc) the minimum slope shall be minimum 1/4" per foot unless noted otherwise on the plans

Preservative treated foundation plates shall be anchored with 1\2" diameter x 10" galvanized bent anchor bolts at 48" o c unless noted otherwise on plans, maximum 12" from corners

INDEX TO DRAWINGS

SHEET #	DESCRIPTION
1	ELEVATIONS , GENERAL NOTES
2	FOUNDATION PLAN, FLOOR PLAN , SECTION
3	GENERAL NOTES



ELEVATIONS SOUTH 1/4

WINDOWS TO BE ANDERSEN WINDOWS OR AS SELECTED BY OWNER.

STATE OF OHIO * REGISTERED ARCHITECT * JOSEPH B McGEE 7104

Joseph B. McGee
Joseph B. McGee Architect, Inc.
license number : 0307104
expiration date : 12.31.27

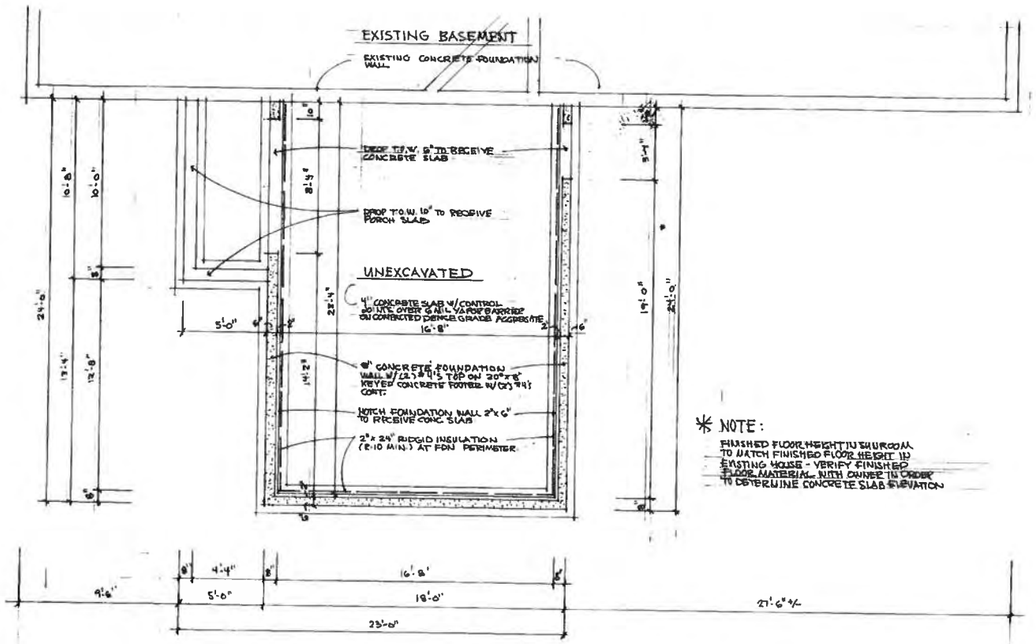
architect
Joseph B. McGee Architect, Inc., P.O. Box 593, Roberts, Ohio 45163
JBMArchitect@yahoo.com 513.313.1111
residential & light commercial architecture

These drawings are owned and copyrighted 2024 by Joseph B. McGee Architect, Inc and may not be reproduced or copied without the express consent of the Architect

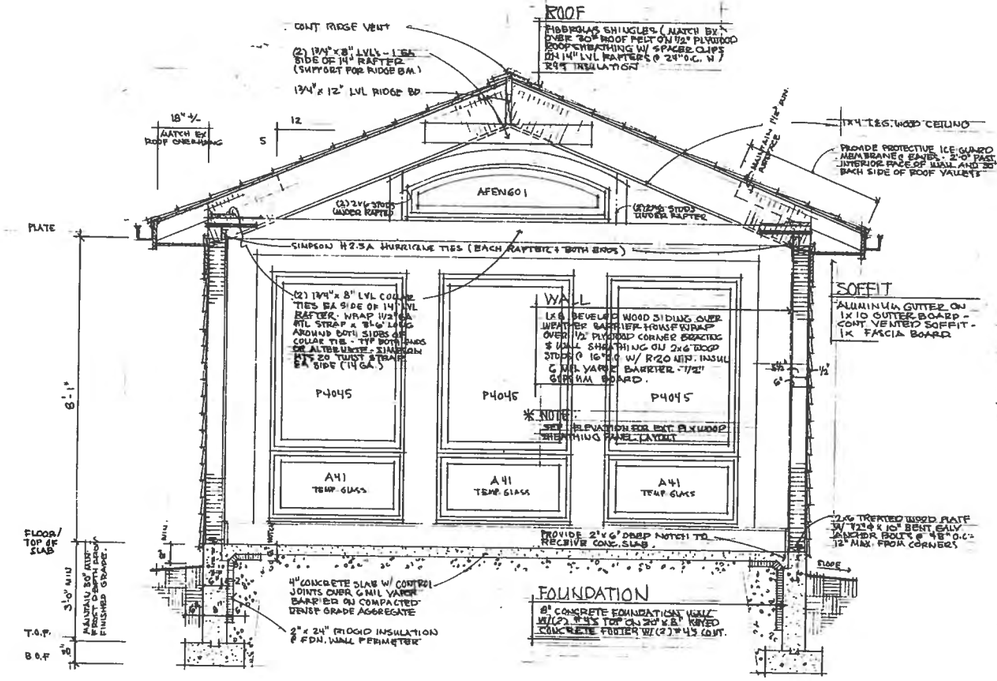
McKENNEY RESIDENCE
7601 CATHEDRAL HILLS DRIVE,
CINCINNATI, OHIO 45244

issue & revision dates
SEPTEMBER 22, 2025

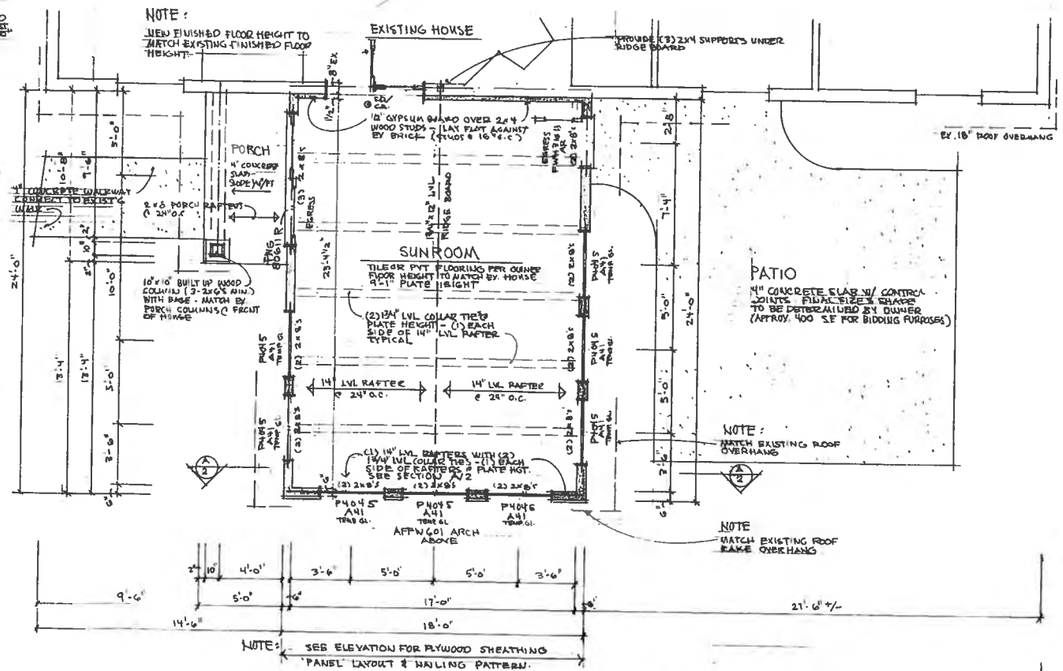
sheet number
1
OF THREE



FOUNDATION 1/4"



A/2 SECTION 1/2"



PLAN 1/4"

STATE OF OHIO · JOSEPH B. McGEE · 7104 · REGISTERED ARCHITECT

Joseph B. McGee
Joseph B. McGee Architect, Inc.
license number: 0307104
registration date: 12.31.21

architect
Joseph B. McGee Architect, Inc., P.O. Box 253, Batavia, Ohio 45103
(513) 625-0000 cell phone: (513) 543-1111
residential & light commercial architecture

These drawings are owned and copyrighted 2021 by Joseph B. McGee Architect, Inc. and may not be reproduced or copied without the express consent of the Architect.

McKENNEY RESIDENCE
7601 CATHEDRAL HILLS DRIVE,
CINCINNATI, OHIO 45244

issue & revision dates
SEPTEMBER 22, 2026

sheet number
2
OF THREE

All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area and shall be readily controlled by the occupants The minimum openable area to the outdoors shall be 4 percent of the floor area being ventilated

Egress windows clear minimums - 24" height, 20" width, 5.7 s f area, 44" maximum sill height Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet

"NOTE These plans use the prescriptive compliance method for determining building thermal envelope

A permanent certificate with R-value identification of insulation values, U-factors of fenestration, types & efficiencies of heating/cooling & service water heating equipment An identification R value mark shall be applied by the manufacturer to each piece of building thermal envelope insulation and the installer shall sign, date and post the certification on the project site

A weather resistive barrier (housewrap) shall be installed in the Building Thermal Envelope over the exterior wall sheathing A 6 mil variable vapor barrier shall be installed on the conditioned/inside face of the wall studs All joints to be lapped and properly sealed

Gypsum board panels shall be USG Sheetrock Brand Gypsum Panels or equal, 4' x 8' or 4' x 12' panels in 1/2" or 5/8" thicknesses as indicated on plans Gypsum board panels for the garage walls and ceilings shall be 5/8" Firecode X Gypsum Panels Gypsum board panels shall be screwed with 1 1/4" type W bugle head screws, 12' o c at ceilings and 16" o c at walls Use All Purpose Joint Compound for embedding tape, filling and finish coats and over corner beads/trim/fasteners Apply first/second coat over butt-joints, corners and fasteners Apply final skim coat and lightly sand.

The dwelling shall be tested and verified as having an air leakage rate of not more than five air changes per hour when tested with a blower door at a pressure of 50 pascals requiring whole-house mechanical ventilation in accordance with Section 1505 4 Testing will occur after rough-in of mechanical systems

A programmable thermostat is required for all forced air furnaces

Ducts, air handlers and filter boxes shall be sealed and shall be pressure tested to determine leakage by an approved method Air handlers shall have a manufacturer's designation for an air leakage of not greater than 2 percent of the design airflow rate Building frame cavities shall not be used as supply ducts Joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with approved welds, gaskets, mastics, mastic-plusembedded-fabric systems, liquid sealants or tapes

Provide exterior lighting/illumination at exterior egress doors Provide artificial light (avg 6 footcandles @ 30" a f f) and mechanical ventilation (0 35 air changes/hour or 15 cu ft /minute per occupant outdoor ventilation) at basement area Not less than 90% of the permanent installed lighting shall contain only high-efficiency lamps

Smoke (S D) - an approved smoke detector/alarm listed/labeled in accordance with UL 217 and installed per the RCO and NFPA shall be hardwired, with battery backup, interconnected and use photoelectric and ionization technologies per 314 3(2) (separate or dual-sensing may be used) located as follows (1) at each floor including the basement, (1) in each sleeping area and (1) outside and adjacent to each sleeping area (10'-0" max from any bedroom door) Carbon monoxide (C M) alarm(s) shall be an approved carbon monoxide detector listed in accordance with UL 2034 and are to be located as follows (1) each floor including the basement, (1) outside and adjacent to each sleeping area and (1) adjacent to fuel-fired appliances and an attached garage

Metal Connectors. all metal connection hardware shall be manufactured by the Simpson Strong-Tie Company and fastened and installed as specified in the manufacturer's instruction manual

Metal strappings shall be 18 Ga , 1 1/4" wide x length located/specified on the plans, applied over the exterior wall sheathing at stud locations as noted on plans and shall extend to the top and/or bottom plate and over headers as indicated on the plans Refer to plans for specified nailing and attachment requirements

Narrow wall bracing, portal frames and/or shear panels shall be located and installed as indicated on the plans

Lateral bracing is provided by the use of Continuously Sheathed Structural Wood Panels for all exterior walls using nominal 1/2" thick plywood/oriented strand board panels (APA or TECO rated structural wall sheathing UNO) nailed with 0 131" shank x 2" long (min) nails spaced 4" o c at edges and 12"o c in the field Vertical edges shall be located on common or double studs and horizontal joints shall be blocked for all wall segments having an aspect ratio greater than 3 1 (vertical to horizontal)

Framing members shall be connected per table R-602 3A, "Fastening Schedule For Structural Members"

Provide full depth blocking @ 16" o c where walls run parallel with floor joists (which don't sit on double joists) and provide full depth blocking @ 48" o c for (2) joist spaces where joist run parallel to the foundation wall

Provide fire blocking in concealed spaces of stud walls & partitions, including furred spaces & parallel rows of studs or staggered studs as follows (a) vertically at the ceiling & floor levels and (b) horizontally at intervals not exceeding 10'-0" Use two inch nominal lumber, 1/2" gypsum board, 1/4" cement-based millboard or batts/blankets of mineral wool or glass fiber (installed in such a manner as to be securely retained in place) for fire blocking as applicable

Roof coverings shall be installed per manufacturers specifications and instructions Provide bent galvanized or equal drip edge flashing at eaves and rakes Provide protective ice-guard membrane covering at eaves (24" horizontally past the inside face of the exterior wall) and 30" on each side of valleys

Roof trusses and manufactured/engineered floor joists/trusses shall be engineered and manufactured by an approved manufacturer and properly installed and braced according to manufacturer's instructions and recommendations Roof trusses are to be designed to accommodate future solar panel array loads Submit drawings containing layout & required detailed truss shop drawings, stamped/sealed by an Ohio engineer in accordance w/ ORC 4733, to the architect & building inspector at the framing inspection

Each roof truss and rafter shall be anchored to the bearing wall at each end with a Simpson H-2 5A hurricane clip

Un-inhabited attic spaces shall be vented and shall have cross ventilation with openings protected from the entrance of water or snow The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated (exception. a reduction to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the ventilated area is provided by ventilators located in the upper portion of the ventilated space and at least 3 feet above the eave/soffit vents)

A 1 1/2" minimum airspace shall be maintained between the insulation and the roof sheathing for ventilation at eaves and rafters unless specified otherwise on the plans

Attic ventilation is not required where an open/closed cell foam insulation is used tight against the roof sheathing

Windows shall be fiberglas, vinyl or aluminum clad wood windows with low E glass, manufacturer & sizes as per plan (3060 = 3'-0" x 6'-0" nominal size) Install and provide flashing, perimeter air sealing tape and weep holes for window and doors per manufacturers recommendations and specifications

Window glass shall be tempered glass if less than 18" to finished floor All door glass and bathroom glass over or near tub or shower to be tempered glass Glazing adjacent to stairs and ramps where the bottom exposed edge of the glazing is less than 36 inches (914 mm) above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be tempered glass

Adhesive anchors shall be Epoxy-Tie or Acrylic-Tie Adhesive resin anchors as supplied by Simpson Strong-Tie and shall be installed per manufacturers specifications

Heavy duty screw anchors shall be TITEN HD anchors as supplied by Simpson Strong-Tie and shall be installed per manufacturers specifications

Framing lumber to be southern pine, kiln dried, no 1 grade or better for joists, rafters and headers

Stud grade or better SPF (spruce-pine-fir), kiln dried, for 2x4 & 2x6 wall studs, No 1 grade or better SPF, kiln dried for 2x8 wall studs

Headers shall be (2) 2"x8" southern pine, kiln dried, No 1 grade or better

Manufactured Wood Joist (MWJ) shall be designed for the following at roof terrace floors 40 psf live load, 50 psf dead load for 4" or less concrete surface Bridging for MWJ shall conform to the joist manufacturers specifications and installation details Engineered floor truss drawings and layout shall be submitted to Architect and building department

Sheathing and sub-floor - floor 48/24 APA rated tongue & groove, min 23/32 thickness Exposure 1
roof 32/16 APA rated sheathing, min 23/32 thickness Exposure 1
wall 24/16 APA rated sheathing, min 15/32 thickness Exposure 1

Structural wall sheathing shall be APA rated structural wall sheathing and shall conform to DOC PS 1, DOC PS 2

Adhesive for glued and nailed/screwed plywood sub-flooring/roof sheathing sheathing shall conform to performance specifications AFG-01 developed by APA

Lumber in contact with foundation, concrete slabs or ground, or exposed to weather shall be ACQ or MCO preservative treated lumber in accordance with AWPA C22 All metal fasteners, anchor bolts & connectors/etc in contact with concrete or preservative treated lumber shall be hot dipped galvanized or stainless steel

LVL (laminated veneer lumber) beams distributed as Micro-Lam LVL, Gang-Lam LVL and Timber Max LVL

Install per manufacturer's recommendations LVL beams shall have design stress values as follows: Fb =2600 psi bending, Fv = 285 psi horizontal shear, Fc = 750 psi compression perpendicular to grain, E = 2,000,000 psi modulus of elasticity

LSL (laminated strand lumber) Fb = 2325 psi bending, Fv = 300 psi horizontal shear, Fc = 900 psi compression perpendicular to grain, E = 1,550,000 psi modulus of elasticity

Notches in exterior wall or interior bearing wall studs are not to exceed one-fourth of the stud width, and no holes are to be bored greater than 40% of the stud width Notches in floor joists are not permitted Holes in the webs of manufactured wood joists shall conform to the joist manufacturers specifications and limitations

All multiple headers and beams shall be fastened together at top and bottom into each adjacent member with (minimum) two rows of 16d nails at 12" o c for beam depths less than 12" For depths greater than 12", through-bolt with 1/2" diameter bolts at 12" o c staggered top and bottom

All bearing points shall be continuously blocked through floor framing down to solid bearing on foundation or interior steel beam Bearing points under concentrated loads, at the support points of beams and headers, and where indicated in a wall on the drawings, shall be at least the width of the bearing and the structural member Bearing points shall also be a minimum of (1) 2x cripple stud (jack stud) nailed together with 8d nails at 16" o c to (1) full height 2x stud (long stud) for spans up to 6'-0", and (2) 2x cripples stud (jack studs) for spans greater than 6'-0", unless noted otherwise

Contractor and/or sub-contractors shall follow the manufacturers specifications and installation instructions for all products used in the construction of this project Retain and submit all manufacturers product literature including installation, specifications, use and care instructions and warranty information to the Owner or Owner's representative The Architect does not warrant the performance claims made by the manufacturer

The work performed by the Owner, Contractor or sub-contractor shall comply with all state and local zoning and building codes and ordinances, safety regulations and with any other authority having jurisdiction over the work performed The Contractor shall be solely and completely responsible for the condition(s) of the job site and for the means, methods, techniques, sequences and/or procedures of construction, for the selection and hiring of competent and skilled sub-contractors and for coordinating these contractors and all other portions of the work

The Architect has relied on site information supplied by the Owner and makes no warranty for such information or for site conditions The foundation design and general foundation notes are based on the assumption of favorable soil conditions The Owner or Contractor may retain a Geotechnical Engineer to verify foundation design assumptions prior to foundation installation (the cost for this service is the responsibility of the Owner or Contractor) Foundation elevations shown are for bidding purposes and may vary to suit sub-surface soil conditions and final grade elevations

The Owner and Contractor are responsible for locating the building on the site and shall notify Architect of any existing site conditions or any site decisions that affect these drawings The Contractor shall verify site conditions and information contained within these documents prior to the commencement of construction Upon excavation of the site for foundation, any abnormal or unstable soil conditions discovered shall be immediately brought to the Architects' attention prior to commencing with the work

These drawings are to be considered a "Builder's Set" of permit/construction drawings adequate to obtain a building permit and are limited in scope These drawings do not show all construction details, finishes or provide all material and product specifications and rely upon the expertise of the Contractor, his sub-contractors and manufacturers selected by Contractor or Owner to perform the necessary work These drawings are representative of the finished construction and the work to be performed and are not to be scaled Any changes by Contractor or Owner and all errors, omissions, discrepancies or inconsistencies discovered shall be reported to the Architect prior to proceeding with the work If insufficient or inadequate information exists on these drawings & documents notify the Architect immediately for clarification and additional information The Architect shall not be responsible for additions or changes made by the building department of jurisdiction

All documents produced by the Architect or Architect's consultants are and shall remain the property of the Architect or Architect's consultants, respectively, and may not be used, sold or transferred to another, and are to be used by the Owner and Contractor for this single project and site only, no other use is authorized by the Architect These drawings may not be reproduced, copied, altered or revised except by the written consent of the Architect All changes from these documents that are not verified by or agreed to by the Architect in writing shall be the sole responsibility of those making the changes, whether Owner, Contractor or other person

STATE OF OHIO * JOSEPH B McGEE * REGISTERED ARCHITECT
JOSEPH B McGEE 7104

Joseph B McGee
Joseph B. McGee Architect, Inc.
license number : 0207104
expiration date : 12.31.27

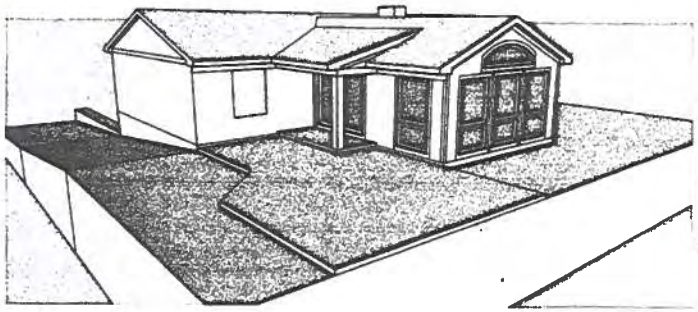
architect
Joseph B. McGee Architect, Inc., P.O. Box 503, Batavia, Ohio 45103
(513)543-1111 mcgeearchitect@gmail.com
residential & light commercial architecture
These drawings are protected as copyrighted works by Joseph B McGee Architect, Inc and may not be reproduced or copied without the express consent of the Architect

McKENNEY RESIDENCE
7601 CATHEDRAL HILLS DRIVE,
CINCINNATI, OHIO 45244

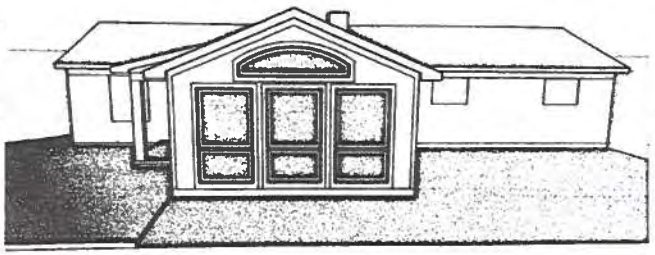
issue & revision dates
SEPTEMBER 22, 2026

sheet number
G1
OF THREE

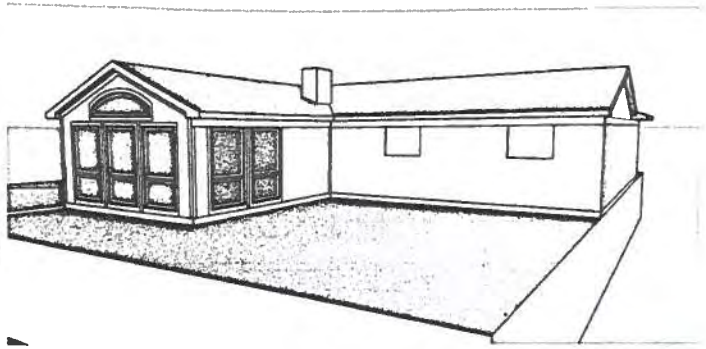
Concepts Illustrations



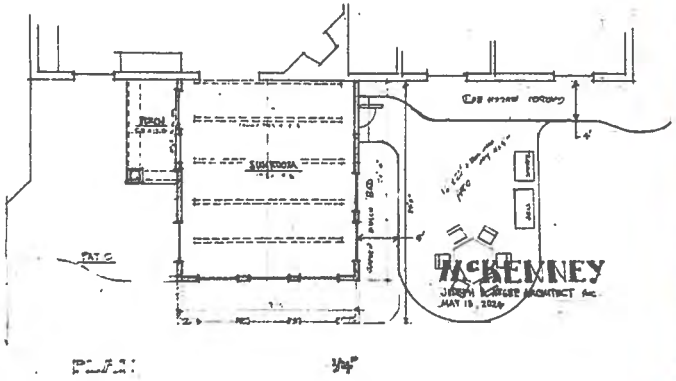
McKENNEY B-2
JBM ARCHITECT Inc
MAY 13, 2026



McKENNEY B-3
JBM ARCHITECT Inc
MAY 13, 2026



McKENNEY B-4
JBM ARCHITECT Inc.
MAY 13, 2026







2020 Porch Addition











Dense wooded foilage acts as a natural buffer & maintains privacy



