

ZONING APPEAL FOR 734 CEDAR CREST LANE

I am asking for a variance of 20' in order to build a 16' by 18' four seasons addition on the back of my single family residence located at 734 Cedar Crest Lane. My application was refused as my residence is zoned "AA" and under Article 3.1, D, 2, c - In part....Except as hereinafter provided in Article 5.2 there should be a rear yard having a depth of not less than sixty (60) feet."

I will address below each subsection applicable to my appeal request.

Reference: Article 3.1, D, 2. c states:



Rear Yard: Except as hereinafter provided in Article 5.2, there shall be a rear yard having a depth of not less than sixty (60) feet.

All Articles below are listed in the Anderson Township Zoning Resolution:

Article 3.1, D, b. i.

The property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

RESPONSE:

i. The property has been owned by me since 2016, and I was able to move into my home after extensive updating June of 2017. It is a small home, and adding a four seasons room for not only extra space but gain back a fireplace, also would allow me views of my garden year round. The space is now just part of my patio. Obviously, greater value would be added to my current dwelling with the improvements that would be made.

Article 3.1, D, b, ii.

The variance is substantial;

RESPONSE:

ii. Based on the site of the addition—screened by evergreen trees and within a privacy fence area—I don't feel the variance is substantial, visually. The roofline of the addition will actually be lower than the roofline of the main dwelling. Hopefully, the board was able to view my property in proximity to my neighbor and see what I am trying to describe. Enclosed in the folders are photos from the back fence of my neighbors on 719 Watch Point looking up to my property.

Article 3.1, D, b, 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;

RESPONSE:

iii. The addition actually incorporates part of my patio and will mostly be visible from the side street (Cedar Point). It will give me a bit of privacy and some protection from street noise. My neighbor's home (719) directly behind me—faces and sets along Watch Point Lane. Our connecting property is a fairly steep hill. My home sets higher, and with the large evergreen trees that I have planted in my yard and the privacy fence, any significant view is screened. Also, if you refer to the drawing that indicates the distance from my home to the 719 Watch Point residence, it shows that I would be a greater distance with my addition than the neighbor located at 692 Cedar Crest Lane which does not have screening—ex. evergreens or fencing.

Article 3.1, D, b, iv.

The variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);

RESPONSE:

iv. NO—I am on septic and all other services are at the front of my property—Cedar Crest Lane.

Article 3.1, D, b, v.

The property owner purchased the property with knowledge of the zoning restrictions.

RESPONSE:

v. Sadly, I was not aware. Purchased directly from the previous owner.

Article 3.1, D, b, vi.

The property owner's predicament can be feasibly obviated through some method other than a variance;

RESPONSE:

vi. Based on the interior layout of my home, this would be the only feasible or logical placement of the addition and cannot be achieved without the variance approval.

Article 3.1, D, b, vii.

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

RESPONSE:

vii. If the statement above asks about my compliance with the granting of the variance, absolutely. I would never do anything to devalue my property. Not only is it my favorite place to be, but an investment for my future. I respect my neighbors and their homes and would never do anything to diminish their values.

Thank you for your consideration,

Shelia Winders

MORTGAGE LOCATION SURVEY



CEDAR CREST LANE
(60' R/W) S53°15'00"W 111.70'

CEDAR POINT DRIVE
(60' R/W) N36°45'00"W 195.00'

0.912 AC.

500-331-12

L=105.30'
R=300.00'

ASPH DRIVE

#734
1 STORY
BRICK

CONC POOL
AREA

16' x 18'
addition

N42°26'00"W
177.59'

S53°15'00"W
197.26'

500-331-58

500-331-48

SCALE: 1"=50'



BYRNSIDE SURVEYING, LLC

P.O. BOX 541068
CINCINNATI, OHIO 45254

474-6020

SCALE: 1"=50' DRAWN: TJM CHECKED: TJM

DATE: 3/18/2016

JOB NO : 21655874

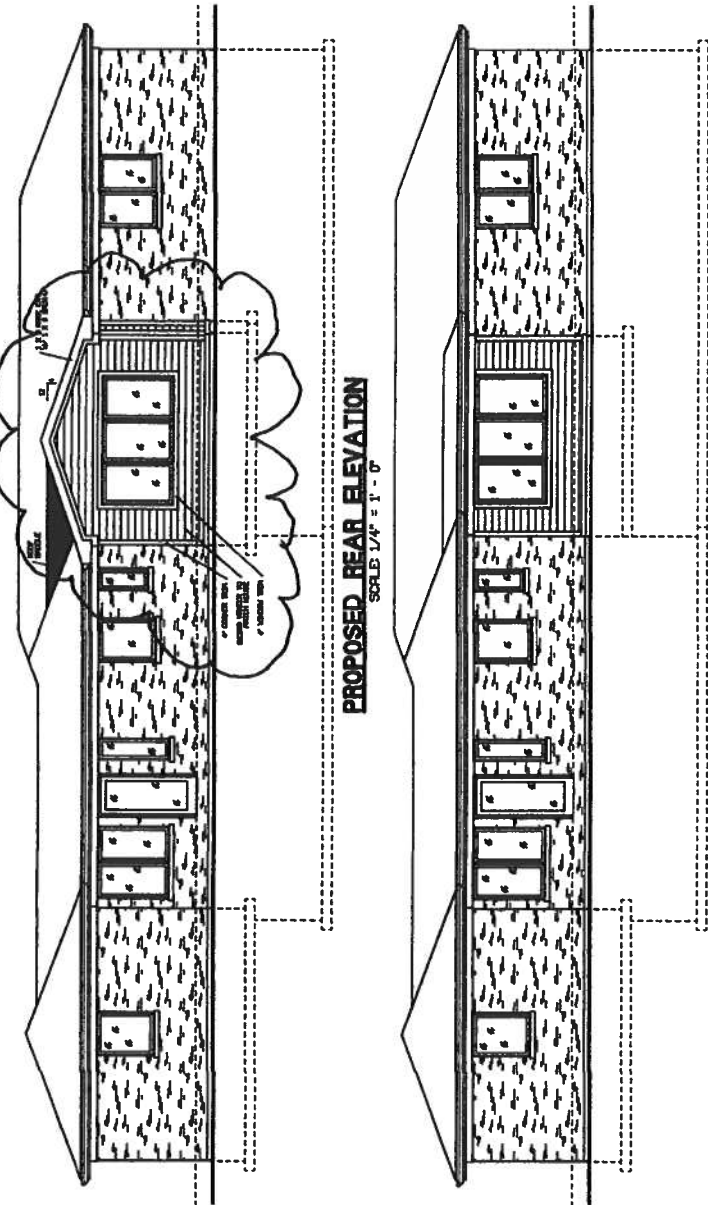
NOTE: THIS MORTGAGE LOCATION SURVEY WAS PREPARED FOR IDENTIFICATION PURPOSES FOR THE MORTGAGE IN CONNECTION WITH A NEW MORTGAGE IN ACCORDANCE WITH OAG 4733-28 AND IS NOT INTENDED OR REPRESENTED TO BE A BOUNDARY SURVEY. NO CORNERS WERE SET. DO NOT USE FOR ESTABLISHING FENCE OR BUILDING LINES. NO RESPONSIBILITY IS EXTENDED TO THE LAND OWNER OR OCCUPANT.

BY [Signature] DATE 3/18/16

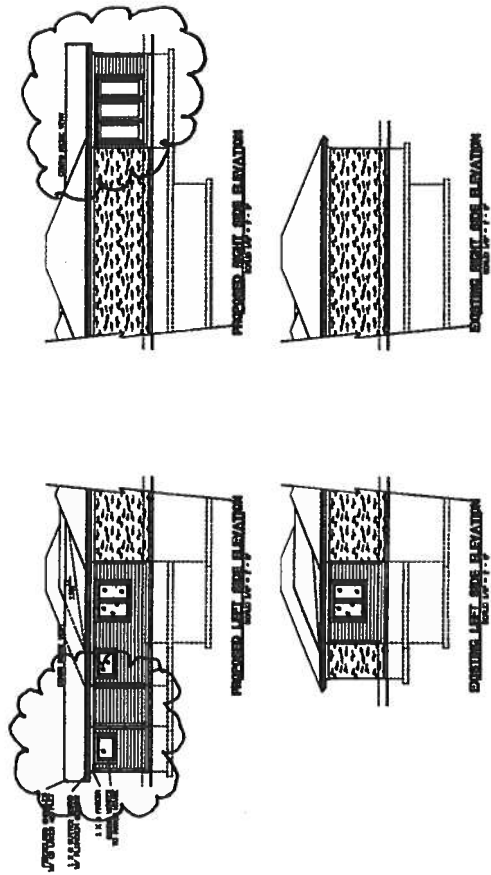
GENERAL NOTES:

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Single Family Residential



EXISTING REAR ELEVATION
SCALE: 1/4" = 1' - 0"



MATTHEW KIRSCH
ARCHITECT
1000 RESIDENCE
CINCINNATI, OHIO 45230

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SCR Building Group LLC
1220 Cedar Crest Lane
Cincinnati, Ohio 45230
Project Location:
000 Residence
734 Cedar Crest Lane
Cincinnati, Ohio 45230

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SECTION

PORCH ADDITION

Lot No.

Sheet No. 1

From: **Scott Rodgers** scrbuildinggroup@gmail.com

Date: **Dec 18, 2025 at 4:28:08 PM**

To: **shelia winders** smwinders1949@gmail.com

Scott Rodgers

Owner

SCR Building Group LLC.

513.910.3693

