

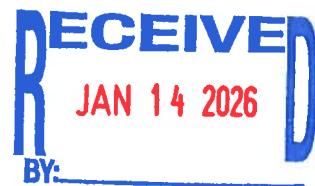
Statement of Facts and Reasons

As illustrated in the enclosed site diagram, the subject property is uniquely situated on a private drive that runs perpendicular to the main public roadway. Unlike most residential properties within Anderson Township, the front elevation of our home faces the private drive rather than the public street. This unusual orientation, combined with the uphill topography of the lot, creates conditions that are not typical of surrounding properties and that directly impact the functional use of the parcel.

Due to these site conditions, the lower side of the property functions as the home's practical backyard. This area contains the only usable, level, and contiguous outdoor space on the lot and is where customary backyard amenities are located, including the deck, patio, grill, trampoline, and primary lawn area. It is also the direction faced by primary living-space windows, including the kitchen. No other portion of the lot can reasonably accommodate a swimming pool due to slope, access limitations, and overall site constraints. As a result, strict application of the zoning requirements creates a practical difficulty that prevents reasonable use of the property in a manner consistent with other single-family homes in the Township.

This requested variance is further justified by the preservation and enjoyment of a substantial property right. Numerous properties throughout Anderson Township maintain swimming pools located outside of traditionally defined rear yards due to similar lot configurations, topography, or orientation. Examples include, but are not limited to, the following addresses:

- 2251 Wolfgang Rd.
- 7720 Fox Trail Ln.
- 5305 Paddison Rd.
- 1240 Chestnut Ln.

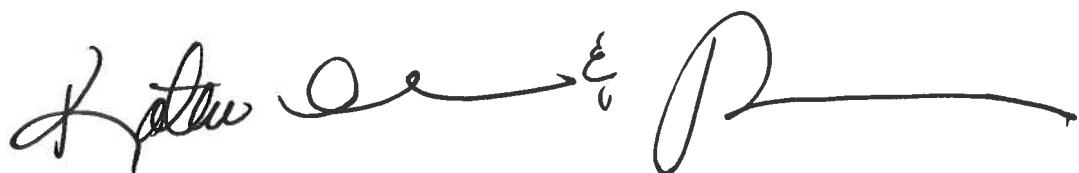


- 7065 Ravens Run
- 807 Nordyke Dr.
- 5066 Signal Hill Ln.
- 1855 Muskegon Dr.
- 1074 Witt Rd.

Granting the requested variance would allow use of the property in a manner consistent with these similarly situated homes and would not confer a special privilege inconsistent with the zoning resolution.

Finally, approval of the variance will not be materially detrimental to the public health, safety, or welfare, nor will it alter the essential character of the neighborhood. To the contrary, the proposed pool and associated improvements will result in a well-designed and visually appealing enhancement to the property. A rendering depicting the anticipated view from the public right-of-way is enclosed for reference. Additionally, letters of support from all adjoining property owners have been submitted, demonstrating that the immediate neighboring community does not object to the proposed pool location.

For these reasons, the requested variance is reasonable, minimal, and necessary to alleviate a practical difficulty created by the unique conditions of the property while remaining consistent with the intent and purpose of the Anderson Township Zoning Resolution.

A handwritten signature in black ink, appearing to read "Katherine & Jonathan Colasurd". The signature is fluid and cursive, with a long horizontal line extending from the end of the "d" in "Colasurd".

Katherine & Jonathan Colasurd

Property Owners, 2981 Newtown Rd



Anchor Pools <swim@anchorpoolsinc.com>

2981 Newtown Rd Site Plan for Zoning Certificate

2 messages

Anchor Pools <swim@anchorpoolsinc.com>
 To: sspringsteen@andertontownshipoh.gov

Tue, Dec 16, 2025 at 9:44 AM

Submitted by Max Stewart

Anchor Pools and Spas
 401 Northland Blvd
 Cincinnati OH 45240
 (513)-829-5551

 Handwritten_2025-12-16_094255.pdf
 447K

Springsteen Stephen <SSpringsteen@andertontownshipoh.gov>
 To: Anchor Pools <swim@anchorpoolsinc.com>

Wed, Dec 17, 2025 at 12:19 PM

Max,

The proposed pool is in the front yard of the property, and which is not permitted per Article 5.7, A, 7. Swimming pools are only permitted as of right in the rear yard of the property; see the attached document for yard designations for the property. If the property owner is interested in moving forward with the project, they can apply for a variance through the Board of Zoning Appeals. If you or the property owner would like to discuss the Board of Zoning Appeals process, we can schedule a time to talk or have a phone call to discuss if you would like.

I will apply the payment from this application to the application for 7021 Royalgreen Dr so I can process that zoning certificate application for you.

If you have any additional questions, please do not hesitate to reach out.

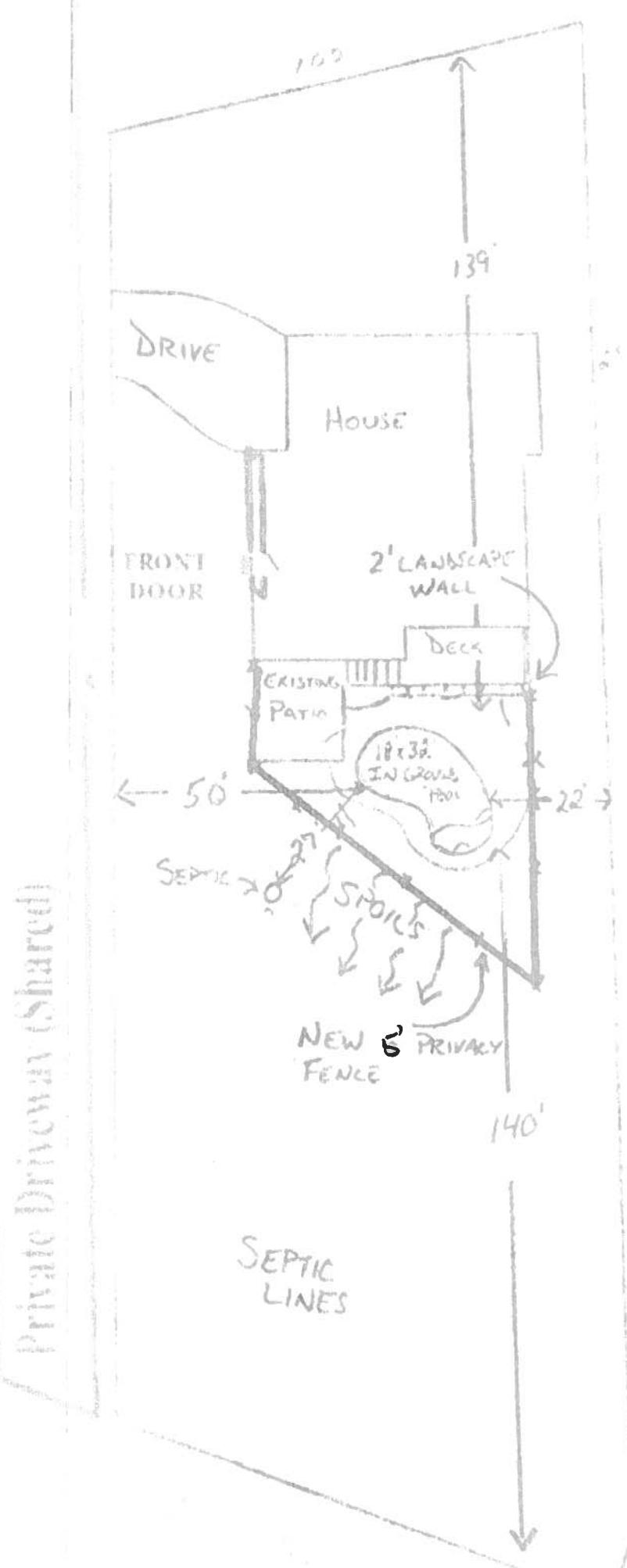
Have a great day!

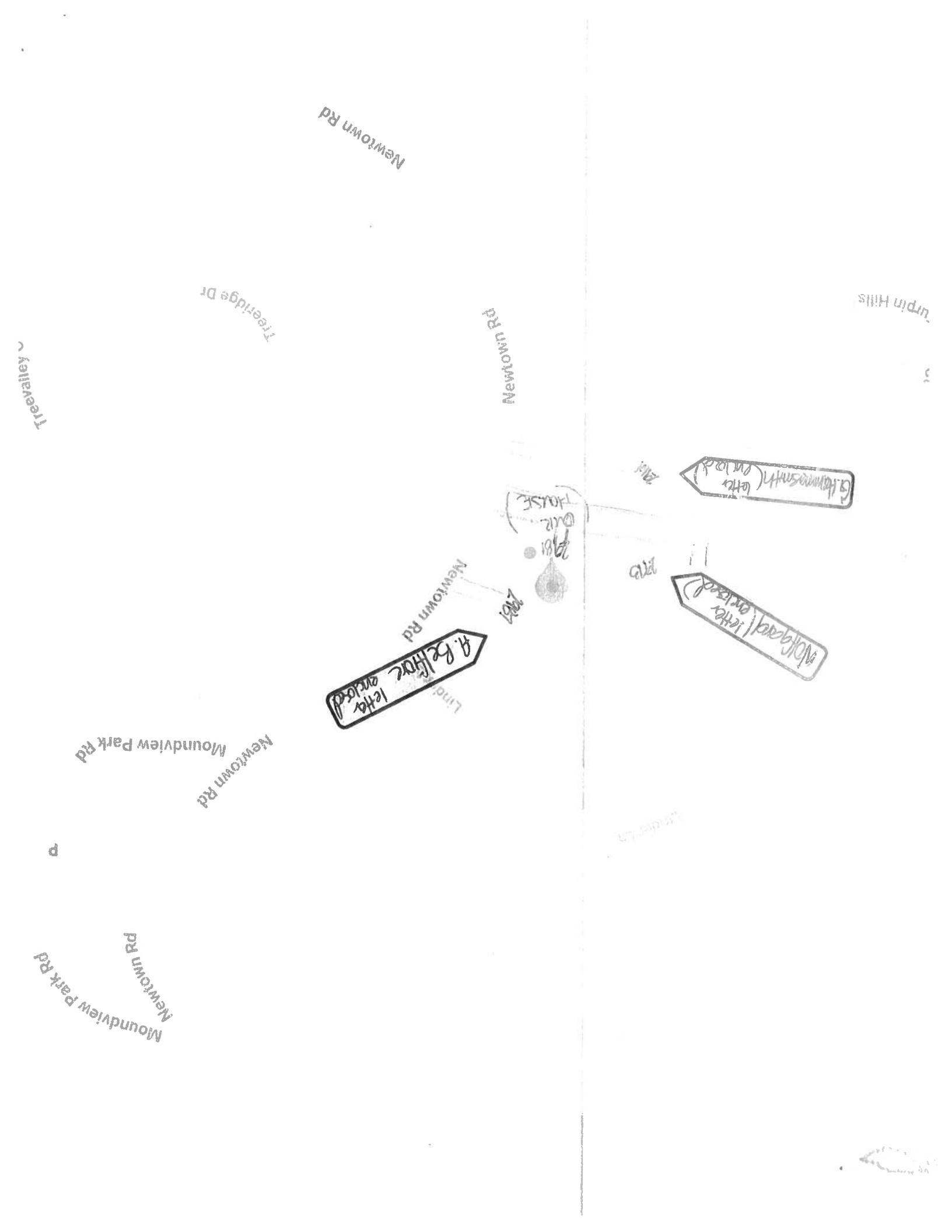


Stephen Springsteen
 Planner I
 7850 Five Mile Road
 Anderson Township, Ohio 45230
 Office 513.688.8400 Ext. 1180
[Facebook](#) | [Website](#) | [Youtube](#)

From: Anchor Pools <swim@anchorpoolsinc.com>
Sent: Tuesday, December 16, 2025 9:44 AM
To: Springsteen Stephen <SSpringsteen@andertontownshipoh.gov>
Subject: 2981 Newtown Rd Site Plan for Zoning Certificate

You don't often get email from swim@anchorpoolsinc.com. Learn why this is important





Anthony Belfiore
2987 Newtown Rd
Cincinnati, Ohio 45244

January 7, 2026

To Whom It May Concern,

I am the direct neighbor of The Colasurds, the homeowners at 2981 Newtown Rd. I am writing this letter to formally state that I have reviewed the proposed location of the swimming pool planned for their property and that I have no objections to its placement.

I understand that the township has raised concerns regarding the pool's location. After discussing the plans and reviewing the layout in relation to our own property, we do not believe the proposed pool location will negatively impact our property, privacy, safety, or enjoyment of our home.

I fully support The Colasurds in their request to construct the swimming pool as proposed and respectfully ask that this letter be considered as evidence of neighboring approval and support.

Please feel free to contact me should additional information or clarification be needed.

Sincerely,



Anthony Belfiore
(513) 916-8033

Mandy & Matt Wolfgang
2973 Newtown Rd
Cincinnati, Ohio 45244

January 7, 2026

To Whom It May Concern,

We are the direct neighbors of The Colasurds, the homeowners at 2981 Newtown Rd. We are writing this letter to formally state that we have reviewed the proposed location of the swimming pool planned for their property and that we have no objections to its placement.

We understand that the township has raised concerns regarding the pool's location. After discussing the plans and reviewing the layout in relation to our own property, we do not believe the proposed pool location will negatively impact our property, privacy, safety, or enjoyment of our home.

We fully support The Colasurds in their request to construct the swimming pool as proposed and respectfully ask that this letter be considered as evidence of neighboring approval and support.

Please feel free to contact us should additional information or clarification be needed.

Sincerely,


Mandy & Matt Wolfgang
71-808-0938

1-8-2024

To Whom It May Concern,

I am the direct neighbor of The Colasurds, the homeowners at 2981 Newtown Rd. I am writing this letter to formally state that we have reviewed the proposed location of the swimming pool planned for their property and that I have no objections to its placement.

I understand that the township has raised concerns regarding the pool's location. After discussing the plans and reviewing the layout in relation to my own property, I do not believe the proposed pool location will negatively impact my property, privacy, safety, or enjoyment of my home.

I fully support The Colasurds in their request to construct the swimming pool as proposed and respectfully ask that this letter be considered as evidence of neighboring approval and support.

Please feel free to contact me should additional information or clarification be needed.

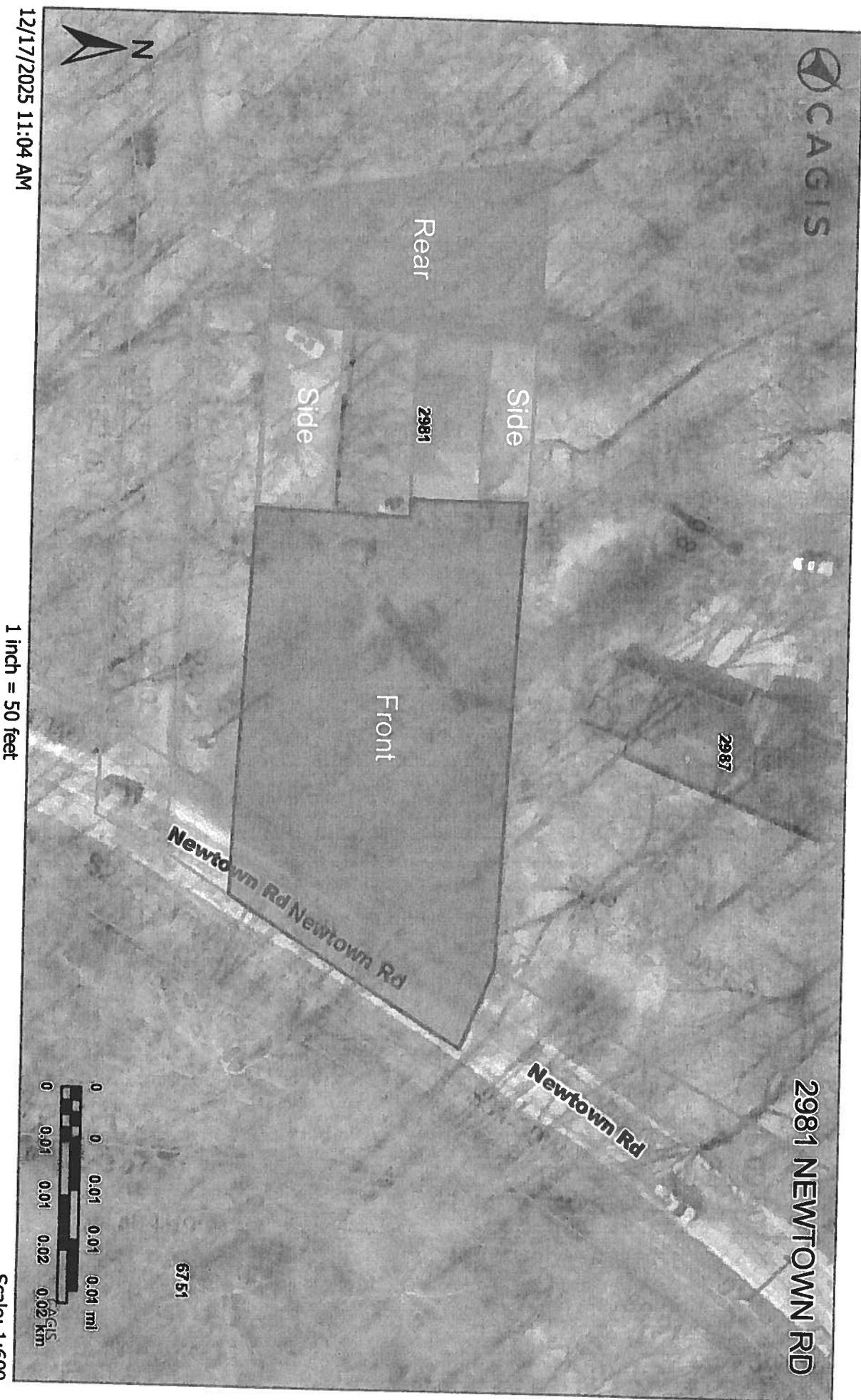
Sincerely,

Gordon Hammersmith (2981 Newtown Rd.)

Gordon Hammersmith

Phone Number: 513-667-0866

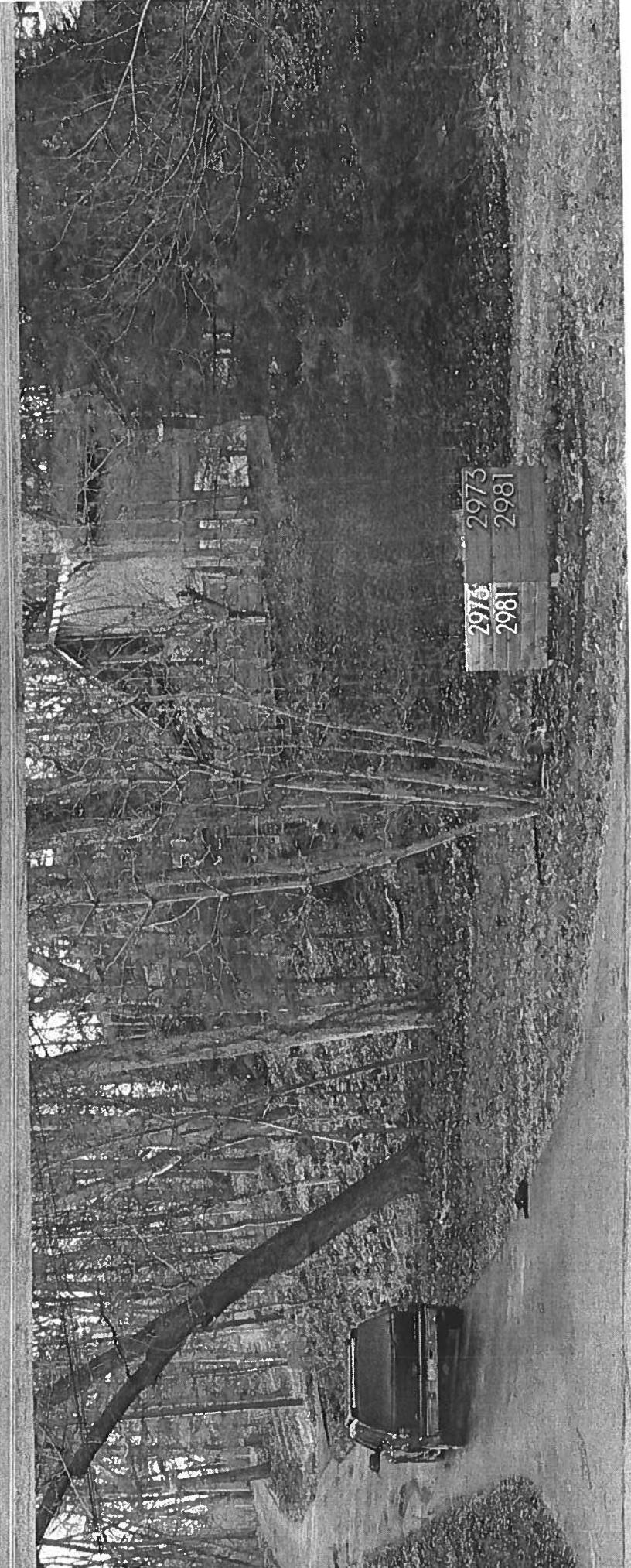
*the neighbors would then more fairly
share the water!*



- Areas
- Override 1
- Override 2
- Override 3
- Property Boundaries



2973
2981
2983



2973
2981
2975