



February 11, 2026

Anderson Township Planning and Zoning  
Attn: Eli Davies  
7850 Five Mile Rd.  
Anderson Township, Ohio 45230



RE: Zoning Appeal – Request for Variance – Proposed Swimming Pool  
7320 Riverby Rd. . (PIN 500-253-012)  
Anderson Township, Hamilton County, Ohio

Mr. Davies,

This letter, and the accompanying information, represents our submission for a zoning appeal for the lot located at 7320 Riverby Rd. (PIN 500-253-012) in Anderson Township, Hamilton County, Ohio.

The zoning appeal is being filed for John and Monica Adams/Vancy Investments, LLC.

Pertaining to this zoning appeal, attached you will find the following information:

- 1) (10) copies of the MessCo Engineering “Proposed Swimming Pool” plan, dated 2/10/26.
- 2) (10) copies of the Stephen A. Smith “Adam’s Garden” plan, dated 2/5/26.
- 3) (10) copies of this letter.

Note we have submitted, in ten (10) individual packets, the Items #1, #2 and #3.

- 4) The “Consent of Owner...”, signed by John Adams.
- 5) (1) copy of letter of support signed by owner of 7323 Riverby Rd.
- 6) (1) copy of letter of support signed by owner of 7340 Riverby Rd.

John Adams has discussed the proposed swimming pool with the owner(s) of 7306 Riverby Rd.. John received verbal approval of the proposed swimming pool location from Jim Perry. Jim is currently out of town and we will submit to Township ASAP the signed letter of support from Jim.

I.) Clear and Concise Statement of Reasons for Granting the Appeal:

John and Monica Adams are requesting a variance from Section 5.2.A.7 (location of swimming pool) of the Anderson Township Zoning.

Comments/statements pertaining to Zoning Section 2.12(D)(2):

2.12(D)(2)(a)(i) – The soils test dictated the Household Sewage Treatment System (HSTS) being placed in the rear yard, this eliminated the possibility of the swimming pool being placed in the rear yard.

2.12(D)(2)(a)(ii) – The suitability of the on-site soil for use in the HSTS are independent of the Owner.

2.12(D)(2)(a)(iii) – The variance of allowing the swimming pool in the front yard will be consistent with the property right granted to 7302 Riverby Rd. which was granted a variance allowing their swimming pool in the front yard of 7302 Riverby Rd..

2.12(D)(2)(a)(iv) – As demonstrated by the existing pool located in the front yard o 7302 Riverby Rd., the authorization of the requested variance will not adversely affect the District or vicinity.

2.12(D)(2)(b)(ii and iii) – Given the small size of the swimming pool, the vertical difference between Riverby Rd. and the swimming pool which prevents the swimming pool from being seen from Riverby Rd., and the submitted letter of support from adjoining properties, the requested variance is not substantial and adjoining properties will not suffer as result of requested variance.

2.12(D)(2)(b)(iv) – The proposed swimming pool will not impact the ingress/egress to the property and, consequently, will not adversely affect the delivery of governmental services.

2.12(D)(2)(b)(v and vi) – The property was purchased without knowledge of the suitability of the on-site soils for use in the HSTS. The soil tests rendered only the front yard as a yard which can be utilized for a swimming pool.

If you have any questions, feel free to give me a call.

Sincerely,

A handwritten signature in black ink that reads "Stan Messerly". The signature is written in a cursive, flowing style.

Stan Messerly, PE

February 1, 2026

From: John and Monica Adams

Subject: 7320 Riverby Drive Cincinnati, Ohio 45255

This letter supports the fact that I(we) have no objections to John and Monica Adams building a pool in front yard of their home located at 7320 Riverby Dr. Cincinnati, Ohio 45255. They shared with me(us) the pools location as well as the landscaping that surrounds it(attached).

James and Shirley Perry 7320 Riverby Drive Cincinnati, Ohio 45255

Esther Stein 7340 Riverby Drive Cincinnati, Ohio 45255

Michaela Tomer 7323 Riverby Drive Cincinnati, Ohio 45255

*Michaela Tomer 2/1/2026*



February 1, 2026

From: John and Monica Adams

Subject: 7320 Riverby Drive Cincinnati, Ohio 45255

This letter supports the fact that I(we) have no objections to John and Monica Adams building a pool in front yard of their home located at 7320 Riverby Dr. Cincinnati, Ohio 45255. They shared with me(us) the pools location as well as the landscaping that surrounds it(attached).

James and Shirley Perry 7320 Riverby Drive Cincinnati, Ohio 45255

Esther Stein 7340 Riverby Drive Cincinnati, Ohio 45255

 / Robert Stein POA Ar Esther Stein

Michaela Tomer 7323 Riverby Drive Cincinnati, Ohio 45255



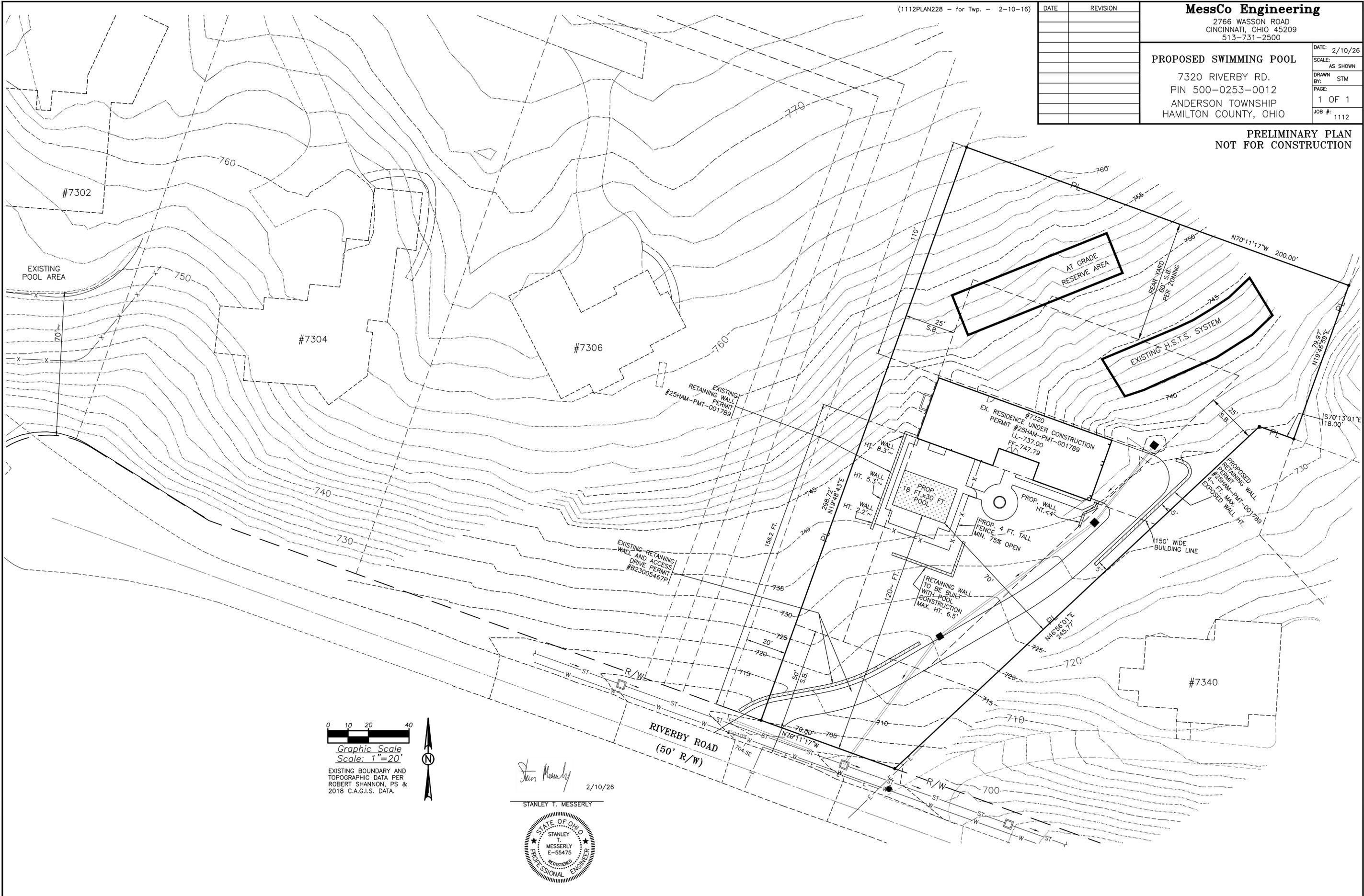
DATE	REVISION

**MessCo Engineering**  
 2766 WASSON ROAD  
 CINCINNATI, OHIO 45209  
 513-731-2500

DATE: 2/10/26  
 SCALE: AS SHOWN  
 DRAWN BY: STM  
 PAGE: 1 OF 1  
 JOB #: 1112

PROPOSED SWIMMING POOL  
 7320 RIVERBY RD.  
 PIN 500-0253-0012  
 ANDERSON TOWNSHIP  
 HAMILTON COUNTY, OHIO

PRELIMINARY PLAN  
 NOT FOR CONSTRUCTION



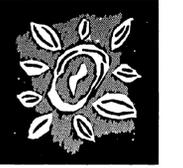
0 10 20 40  
 Graphic Scale  
 Scale: 1"=20'  
 EXISTING BOUNDARY AND TOPOGRAPHIC DATA PER ROBERT SHANNON, PS & 2018 C.A.G.I.S. DATA.



*Stan Messerly*  
 2/10/26

STANLEY T. MESSERLY





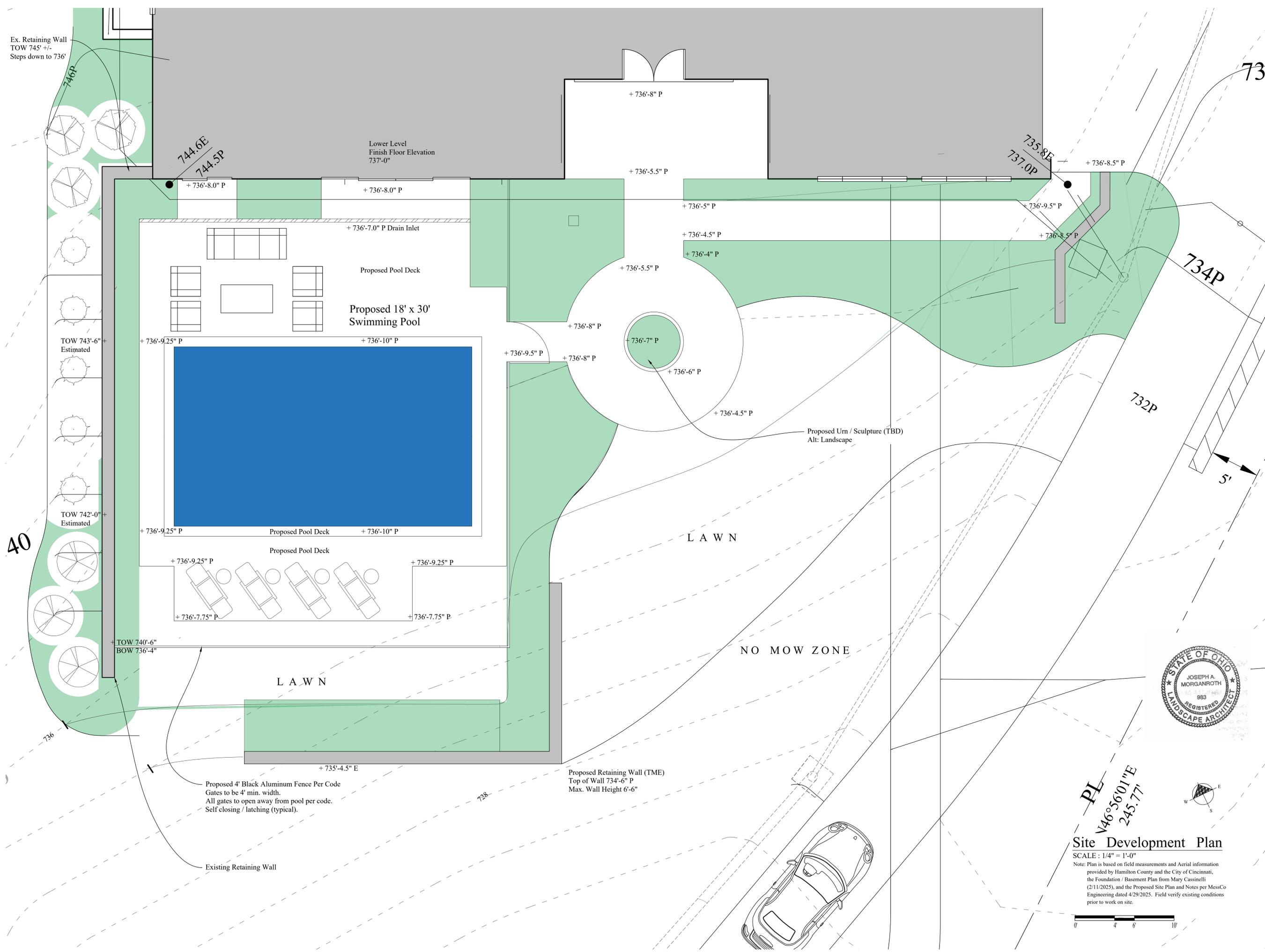
**ADAMS GARDEN**  
 CINCINNATI, OH. 45255  
 7320 RIVERBY RD.

**STEPHEN A. SMITH ASSOCIATES**  
 Landscape Architecture

2194 Victory Parkway  
 Cincinnati, Ohio 45206  
 FAX 513-281-1553  
 281-1185

DATE: 7 November 2025  
 REVISIONS:  
 21 November 2025  
 5 February 2026  
 PRELIMINARY  
 NOT FOR CONSTRUCTION

**2a**



PL  
 V46°56'01"E  
 245.77'

**Site Development Plan**

SCALE: 1/4" = 1'-0"  
 Note: Plan is based on field measurements and Aerial information provided by Hamilton County and the City of Cincinnati, the Foundation / Basement Plan from Mary Cassinelli (2/11/2025), and the Proposed Site Plan and Notes per MessCo Engineering dated 4/29/2025. Field verify existing conditions prior to work on site.



Ex. Retaining Wall  
 TOW 745' +/-  
 Steps down to 736'

40

736

Existing Retaining Wall

Proposed 4' Black Aluminum Fence Per Code  
 Gates to be 4' min. width.  
 All gates to open away from pool per code.  
 Self closing / latching (typical).

Proposed Retaining Wall (TME)  
 Top of Wall 734'-6" P  
 Max. Wall Height 6'-6"

NO MOW ZONE

LAWN

LAWN

Proposed 18' x 30'  
 Swimming Pool

Proposed Pool Deck

Lower Level  
 Finish Floor Elevation  
 737'-0"

Proposed Urn / Sculpture (TBD)  
 Alt: Landscape

744.6E  
 744.5P

735.8E  
 737.0P

731

734P

732P

5'

+ 736'-8.0" P

+ 736'-8.0" P

+ 736'-5.5" P

+ 736'-8.5" P

+ 736'-7.0" P Drain Inlet

+ 736'-5" P

+ 736'-9.5" P

+ 736'-8.5" P

+ 736'-4.5" P

+ 736'-4" P

+ 736'-5.5" P

+ 736'-8" P

+ 736'-9.5" P

+ 736'-8" P

+ 736'-6" P

+ 736'-4.5" P

+ 736'-9.25" P

+ 736'-10" P

+ 736'-9.25" P

+ 736'-10" P

+ 736'-9.25" P

+ 736'-9.25" P

+ 736'-7.75" P

+ 736'-7.75" P

TOW 740'-6"  
 BOW 736'-4"

+ 735'-4.5" E

738