



April 15, 2026

LEXINGTON
859.268.1933

CINCINNATI
513.651.4224

CLEVELAND
216.241.4480

DALLAS
469.941.4926

DENTON
940.387.8182

Anderson Township Board of Zoning Appeals
7850 Five Mile Road, Anderson Township, OH 45230

RE: Lavery Park Conditional Use Plan



To Whom it May Concern:

On behalf of the Anderson Park District, we are pleased to submit the attached for a Conditional Use Permit for Lavery Park, located at 839 Lavery Lane, Cincinnati, OH 45230.

The park, originally opened in 1978, is approximately 9.5+/- acres. A true neighborhood park, Lavery Park, contains paved trails, a playground, a basketball court, a small softball diamond, and abundant open space. The park currently has one small water fountain with portable restroom facilities. The emphasis of this project is to add a permanent restroom building, mill and restripe the existing parking lot, add an accessible path from the parking and restroom building to park amenities, and improve drainage conditions.

The project complies with the Anderson Township Zoning Resolution Article 2.12.D.8.a and Article 5.4.I.14.a as outlined below:

Article 2.12.D.8.a

- i. Spirit and Intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with District Purposes.
 - o The park is existing, and the improvements will assist with aesthetics, odor, improved drainage, and improved sanitary aspects of the site.
- ii. No Adverse Affect. The proposed use and development shall not have an adverse effect upon adjacent property or the public health, safety, and general welfare.
 - o The proposed permanent restroom facility is a major improvement over the existing portable toilet in terms of sanitation, odor control, and long-term operational performance, even though it is located closer to the adjacent single-family residence.

Portable toilets rely on on-site waste storage and periodic pumping, conditions that are widely recognized by public health agencies and sanitation authorities as being susceptible to nuisance odors between service intervals. Odors in such facilities is

associated with waste accumulation and anaerobic decomposition, and is a known operational limitation of temporary, non-plumbed restroom facilities.

The proposed restroom will be fully plumbed and connected to the municipal sanitary sewer system, eliminating on-site waste storage entirely. The property service connections will slope at or above the minimum slope required by the jurisdiction to ensure that waste flow will easily and quickly flow into the sanitary sewer system. Similar to the adjacent homes, the restroom facility will be a fully enclosed structure with solid walls and doors and will incorporate standard, code-compliant plumbing components, including fixture traps and vented drainage systems. These elements are specifically engineered to prevent the escape of sewer gases and odors and represent the accepted industry standard for odor control in permanent restroom design. Properly designed and maintained plumbing systems are more effective at controlling odors than portable restroom units, which are open-air.

Mechanical exhausting will be provided that complies with the latest requirements of the Ohio Mechanical Code, Ohio Plumbing Code, and the Ohio Building Code. There will be no odors unless there are issues with the city's municipal sewer system. At that juncture, all structures/residences within this area would have odors as these restrooms are no different than the restrooms in the neighboring residences with flushable water closets and running water being provided to the lavatories for hand washing.

The permanent nature of the building, also including a maintenance storage area, allows for consistent janitorial maintenance and system monitoring, further reducing the likelihood of sanitation or odor concerns over time. While the proposed restroom is closer to the adjacent property than the existing portable toilet, the elimination of on-site waste containment, combined with engineered plumbing systems and regular maintenance, reduces potential nuisance conditions affecting neighboring properties.

Overall, replacing the portable toilet with a permanent, plumbed restroom is a public health infrastructure improvement and provides superior odor containment and operational reliability compared to the existing condition, minimizing adverse impacts on the adjacent residence.

The proposed additions will also improve sanitary conditions by providing handwashing facilities with adequate plumbing that are not present in the portable restrooms facility. It will improve safety

by providing vehicular circulation adhering to industry standards and by providing pedestrian walkways compliant with ADA. It will also improve health by alleviating drainage issues by reducing the amount of standing water and mosquito breeding grounds.

iii. Protection of Public Services: The proposed use and development should respect, to the greatest extent practicable, any natural, scenic, and historic features of significant public interest.

- o The building is proposed away from the front of residences and away from the road. It is also being located to minimize disturbance and preserve existing trees.

iv. Consistent with Adopted Plans. The proposed use and development shall, as applicable, be harmonious with and in accordance with the general objective of the Township's comprehensive plan and/or Zoning Resolution.

- o Lavery Park is mentioned in the Township Comprehensive Plan. The comprehensive plan also emphasizes maintaining and reinvesting in public facilities, enhancing the quality of place, being inclusive and accessible, and focusing on safety. All these improvements to Lavery Park align with these focuses.

Article 5.4.1.4.a

h. The vehicular use area shall be located and designed as to minimize the impact on the neighborhood.

- o The parking lot exists, and the improvements will improve aesthetics and have a positive impact on the neighborhood. There will be no additional vehicular use area added with this project.

i. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibrations, and dust on adjacent properties.

- o The phasing sequence and specifications with the construction document package will include language and direction to the contractor, in coordination with Anderson Parks, to ensure the impacts of noise, dust, odor, and vibration are minimized during and after construction. Odors from the facility, when operational, will be maintained via the explanation outlined for Article 2.12.D.8.a.ii.

o.i. Landscaping shall be installed with a boundary buffer of 10 feet, with 3.3 canopy trees and 10 shrubs per 100 linear feet.

- o The required buffer and landscape material will be provided.

p.ii. No signs shall be erected except those exempt under Article 5.5.D.3

- o No new signs are proposed with these improvements.

s. All exterior lighting shall be directed away from adjacent residential properties.

- o All lighting will be directed away/shielded from residential properties as outlined in all applicable regulations. The only lighting proposed is security lighting located on the building façade.
- u. Proposed Security Measures shall be submitted as part of the application.
 - o Anderson Park District contracts with the Hamilton County Sheriff for a Park Resource Officer that continually patrols the parks owned by Anderson Park District. The Anderson Park District also works with neighbors to help monitor its facilities. The facility will also have outdoor security lighting.
- v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents, along with a structured procedure whereby residents' grievances may be filed with the Township and resolved by the facility.
 - o The Anderson Park district maintains an active web page as well as multiple social media sites. The Anderson Park District provides contact numbers on the Web page and provides email addresses for individuals to provide feedback. The Anderson Park District also provides an on-call number as well as a main office number on signage at each of its facilities. The Anderson Park District also holds a public comment period at every Board meeting, allowing residents to provide any feedback that they wish.
- w. A refuse collection plan shall be submitted as part of the application.
 - o Anderson Park District contracts with Rumpke to pick up trash and recycling totes at the location. Anderson Park District staff routinely cleans and picks up at its parks and facilities.
- y. The intensity of the particular use shall be evaluated with regard to location, size, and configuration on the tract.
 - o The proposed restroom facility has been located away from Lavery Road near the back of adjacent properties to balance character, aesthetics, and setbacks while preserving existing mature trees.

In summary, the permanent restroom building will be designed to maintain the character of the neighborhood. It will be designed with adequate plumbing, utilities, and security. It will be situated away from Lavery Road. It will also eliminate the need for portable restroom facilities and improve aesthetics and odor control. All architecture, lighting, etc., will adhere to the rules, guidelines, and standards set forth by Anderson Township.

The current parking lot is showing signs of use and is in need of maintenance. Milling and restriping the parking lot will improve the aesthetics of the area and will bring the parking striping and circulation up to current industry standards.

All other site work will include adding an ADA accessible walk from the parking to the proposed restroom building and down to the current park amenities. Since

the park was originally opened in 1978, the current Americans with Disabilities Act guidelines were not in place, and the current access is not compliant. This will provide safer access for those who are mobility impaired but still wish to access the park. There will also be a small concrete swale and additional storm structures to assist with drainage. This will alleviate ponding water, assisting with aesthetics as well as public safety by eliminating areas for mosquito and other insect breeding.

These enhancements will be improvements for not only the park itself, but also for the surrounding neighbors by eliminating portable restroom facilities, mitigating odor, alleviating drainage issues, increasing accessibility, providing safer pedestrian and vehicular circulation, and improving overall aesthetics. The improvements will have no adverse effects on the surrounding neighbors.

If you have any questions, please do not hesitate to contact me. Thank you for your assistance in processing this request.

Sincerely,

Brandstetter Carroll, Inc. on behalf of the Anderson Township Park District



Nathan Wright, PLA, ASLA, CLARB

Division Coordinator | Landscape Architect Project Manager

nwright@bciaep.com

859-685-1848

Submitted by ELS



Job Name:
Lavery Park

Catalog Number:
PWPE-3L-LKFS

Notes:

Type:

CE

ELS LEX23-47405

PROlite LED Lighting™

JOB NAME: _____
TYPE: _____
PART #: _____
NOTES: _____

PWPE-LKFS



Economy Wall Pack – Lumen & Kelvin Field Selectable

STANDARD



FEATURES

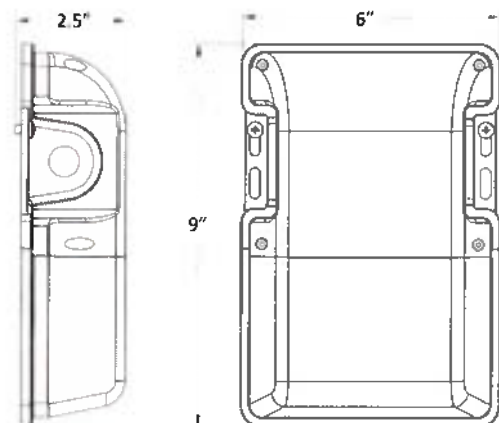
- Field selectable 3000k (warm white), 4000k (neutral white), and 5000k (cool white) color temperatures.*
- Long-life LEDs provide at least 70% of initial lumen output (L_{70}) for $\geq 156,000$ hours of operation, and at least 90% of initial lumen output (L_{90}) for $\geq 47,000$ hours of operation.**
- LED chromaticity based on ≤ 5 -step ANSI quadrangles.
- LED color maintenance ≤ 0.003 chromaticity shift ($\Delta u'v'$) over the initial 6,000 hours of operation.
- Provides a range of 1,900 to 3,300 nominal lumens and 126 to 145 nominal lumens per watt (lm/W).
- 0-10vdc dimming drivers are standard.
- Universal 120-277 AC voltage (50-60Hz) is standard.
- Power factor > 0.90 .
- Total harmonic distortion $< 20\%$.
- Color rendering index (R_a) > 80 .
- Integral photocell is standard.
- Cast aluminum housing with dark bronze, powder coat finish.
- Diffused polycarbonate lens.
- One $\frac{1}{2}$ " NPT threaded opening.
- Easy installation in new construction or retrofit applications.

* Contact factory for other color temperatures and lumen packages
** L_{70} & L_{90} hours are IES TM 21-11 calculated hours.

WARRANTY & LISTINGS

- cULus listed for wet locations in ambient temperatures from -20°C to 50°C (-4°F to 122°F).
- IP65 rated for ingress protection.
- DLC premium approved.
- Complies with FCC Part 15, class B.
- Surge protection = 4kV.
- 5-year warranty of all electronics and housing.

DIMENSIONS



Weight: 1.5 lbs

ORDERING INFORMATION

Example: PWPE-3L-LKFS

Series	Nominal Lumen Output	Select
PWPE	3L 3,000 lumens	LKFS

Submitted by ELS



Job Name:
Lavery Park

Catalog Number:
PWPE-3L-LKFS

Type:

CE

Notes:

ELS-LEX23 47405



PROlite LED Lighting™

JOB NAME: _____

TYPE: _____

PART #: _____

NOTES: _____

ELECTRICAL DATA

Series	Measurements	Low Lumens			Mid Lumens			High Lumens		
		3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
	Lumens	1939	2090	2105	2496	2709	2711	3070	3327	3325
	Watts	15	14	15	19	19	19	24	24	24
	Efficacy	132	145	143	129	143	140	126	140	137
PWPE-3L-LKFS	Input Current (A)	120V = 0.13A	120V = 0.12A	120V = 0.13A	120V = 0.16A	120V = 0.16A	120V = 0.16A	120V = 0.20A	120V = 0.20A	120V = 0.20A
		240V = 0.06A	240V = 0.06A	240V = 0.06A	240V = 0.08A	240V = 0.08A	240V = 0.08A	240V = 0.10A	240V = 0.10A	240V = 0.10A
		277V = 0.05A	277V = 0.05A	277V = 0.05A	277V = 0.07A	277V = 0.07A	277V = 0.07A	277V = 0.09A	277V = 0.09A	277V = 0.09A

PHOTOMETRIC DATA

PWPE-3L-LKFS

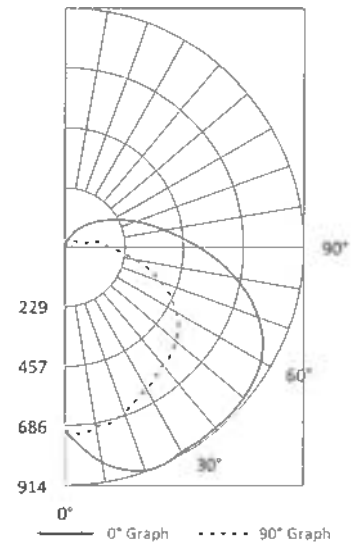
Luminaire Data

Description	Economy Wall Pack 3L 5K - LKFS
Total Lumens	3,325
Input Waage	24
Efficacy (lm/W)	137
Max. Cd.	914.57 (360H, 24V)
IES Classification	Type IV
Longitudinal Classification	Very Short

Luminaire Classification Systems (LCS)

LCS Zone	Lumens	%Lum
FL 0-30	340	10.2%
FM 30-60	887	26.7%
FH 60-80	634	19.1%
FVH 80-90	239	7.2%
BL 0-30	192	5.8%
BM 30-60	267	8.0%
BH 60-80	112	3.4%
BVH 80-90	34	1.0%
UL 90-100	205	6.2%
UH 100-180	415	12.5%
Total	3,325	99.9%
BUG Rating	B1-U3-G3	

180° Polar Graph



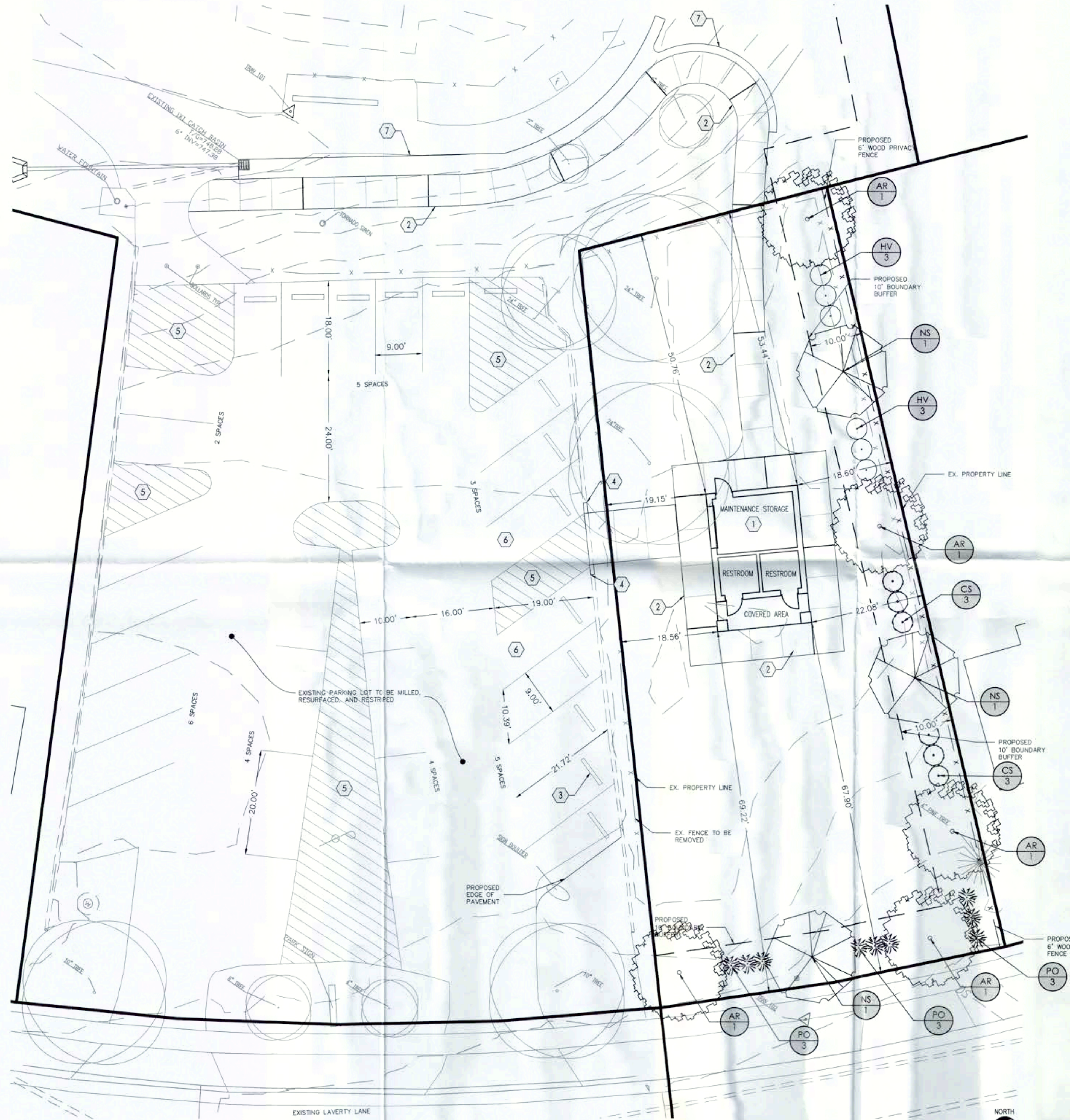
Zonal Lumen Summary

Zone	Lumens	%Fixt
0-30°	532	16.0%
0-60°	1,686	50.7%
0-80°	2,433	73.2%
80-90°	273	10.1%*
0-90°	2,705	81.4%
90-110°	353	10.6%
110-180°	0	0.0%
0-180°	3,325	100.0%

* 80-90° glare zone is calculated by dividing the lumens in that zone by the lumen total in the 0-90° zone

NOT FOR CONSTRUCTION

DESIGN DEVELOPMENT



Legend

	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING FENCE
	EXISTING SANITARY LINE W/ MANHOLE
	EXISTING WATER METER
	EXISTING TREE
	CONSTRUCTION JOINT
	ISOLATION/EXPANSION JOINT
	PROPOSED FENCE

*NOTE
NO ADDITIONAL VEHICULAR USE AREA OR PAVEMENT IS BEING PROPOSED.

General Notes

- THE CONTRACTOR SHALL REPAIR AND/OR REPLACE AREAS OF ROADS OR SIDEWALKS DAMAGED DURING CONSTRUCTION ACTIVITIES AT THE OWNER'S DISCRETION.
- MAINTAIN COMPACTION RATES SPECIFIED FOR PAVEMENT SUBGRADE AT FILL ADJACENT TO WALKWAYS TO MINIMIZE SETTLEMENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL NEW AND RESURFACED PAVEMENT AREAS ALONG WITH MODIFIED GRASS AREAS ALLOW THE FOLLOWING: SLOPE DIRECTS RAINFALL AWAY FROM ALL STRUCTURES, AND PAVEMENT/GRASS AREAS ARE CONSTRUCTED IN A MANNER IN WHICH PROHIBITS ANY AND ALL PONDING.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT AREAS DRAIN, INCLUDING PAVED AREAS, SWALES AND PROPOSED STORM SYSTEMS, SHOULD ANY AREA NOT DRAIN, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR RESOLUTION.
- CONTRACTOR SHALL ENSURE THAT A MINIMUM OF 1% SLOPE IS MAINTAINED ON ALL PAVED AND UNPAVED AREAS.
- CONTRACTOR TO MAINTAIN A MAXIMUM OF 2% CROSS SLOPE ON ALL SIDEWALKS AND MAXIMUM 5% LONGITUDINAL SLOPE.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT PROPOSED IMPROVEMENTS WILL BLEND SMOOTHLY INTO EXISTING FEATURES AND WILL MEET AND MATCH EXISTING CONDITIONS. NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL PROVIDE DISPOSAL SITE FOR ALL EXCESS WASTE AND FOLLOW ALL GOVERNING RULES REGULATING DISPOSAL.
- PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISH GRADE ELEVATIONS.
- PROPOSED SPOT ELEVATIONS ARE APPROXIMATE BASED OFF BASE INFORMATION SHOWN. CONTRACTOR TO MATCH FLUSH WITH EXISTING CONDITIONS WHERE APPROPRIATE AND ENSURE POSITIVE DRAINAGE. SHOULD ANY DISCREPANCIES ARISE, CONTRACTOR SHALL NOTIFY THE ENGINEER.

Security Measures Plan

- ANDERSON PARK DISTRICT CONTRACTS WITH THE HAMILTON COUNTY SHERIFF FOR A PARK RESOURCE OFFICER THAT CONTINUALLY PATROLS THE PARKS OWNED BY ANDERSON PARK DISTRICT. THE ANDERSON PARK DISTRICT ALSO WORKS WITH NEIGHBORS TO MONITOR FACILITIES. THE FACILITY WILL ALSO HAVE OUTDOOR SECURITY LIGHTING THAT WILL FOLLOW ALL APPLICABLE REGULATIONS.

Neighbor Contact Plan

- ANDERSON PARK DISTRICT MAINTAINS AN ACTIVE WEB PAGE AS WELL AS MULTIPLE SOCIAL MEDIA SITES THAT ARE MONITORED. THE ANDERSON PARK DISTRICT ALSO PROVIDES CONTACT NUMBERS ON THE WEB PAGES AND PROVIDES EMAIL ADDRESSES FOR INDIVIDUALS TO PROVIDE FEEDBACK. THERE IS ALSO AN ON-CALL NUMBER AS WELL AS A MAIN OFFICE NUMBER ON SIGNAGE POSTED AT ALL ANDERSON PARK DISTRICT FACILITIES. THE ANDERSON PARK DISTRICT HOLD REGULAR BOARD MEETINGS WITH TIME ALLOTTED TO ALLOW RESIDENTS TO PROVIDE FEEDBACK.

Refuse Collection Plan

- ANDERSON PARK DISTRICT CONTRACTS WITH RUMPKO TO PICK UP ALL TRASH AND RECYCLING TOTES AT LAVERY PARK. PARK DISTRICT STAFF ROUTINELY INSPECTS AND PICKS UP LITTER AND DEBRIS AT ALL PARK FACILITIES.

Coded Notes

CODE	DESCRIPTION
1	PROPOSED RESTROOM BUILDING
2	PROPOSED 6" CONCRETE WALK
3	PROPOSED PARKING BUMPER (TYP.)
4	PROPOSED CURB TAPER
5	PROPOSED STRIPING
6	PROPOSED ADA SPACE WITH SIGNAGE
7	PROPOSED CONCRETE SMALE

PLANT SCHEDULE

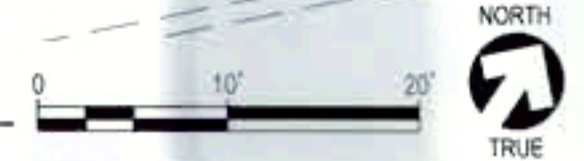
KEY	QTY.	COMMON NAME	SIZE	ROOT	REMARKS
TREES					
AR	5	'BRANDYWINE' RED MAPLE	2" cal.	B & B	
NS	3	'WILDFIRE' BLACK GUM	2" cal.	B & B	
SHRUBS					
CS	6	RED TWIG DOGWOOD	18"-21"	CONT.	4'0" O.C.
HV	6	'LITTLE SUZIE' WITCH HAZEL	18"-21"	CONT.	4'0" O.C.
PO	9	'SUMMER WINE' NINEBARK	18"-21"	CONT.	4'0" O.C.

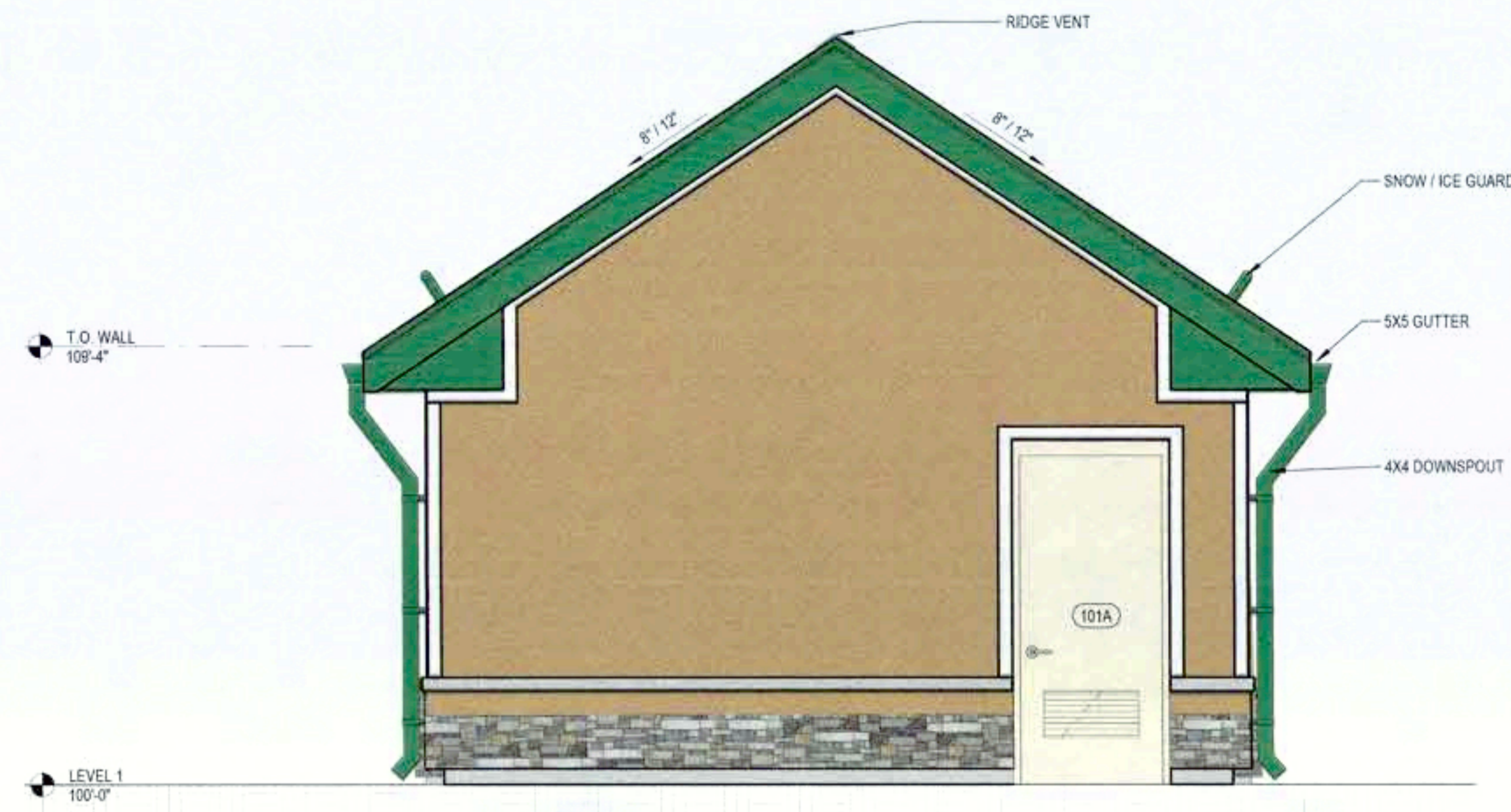
REVISIONS: 1 4/13/2026 CUP PLAN
ISSUE DATE: 4/13/2026

**ANDERSON PARK
DISTRICT
LAVERY PARK**
839 LAVERY LANE
CINCINNATI, OH 45230

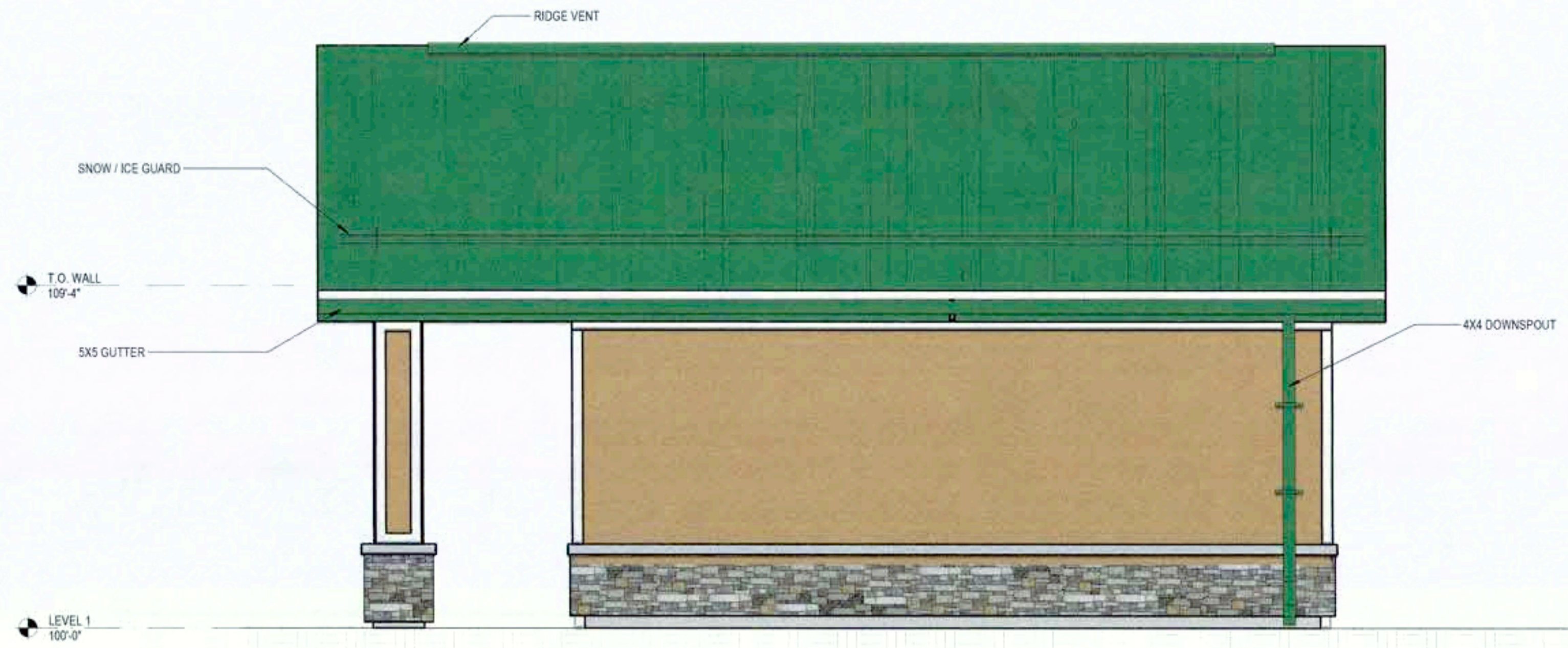
**CONDITIONAL USE
SITE PLAN**

PROJECT NO
25028
CUP-1

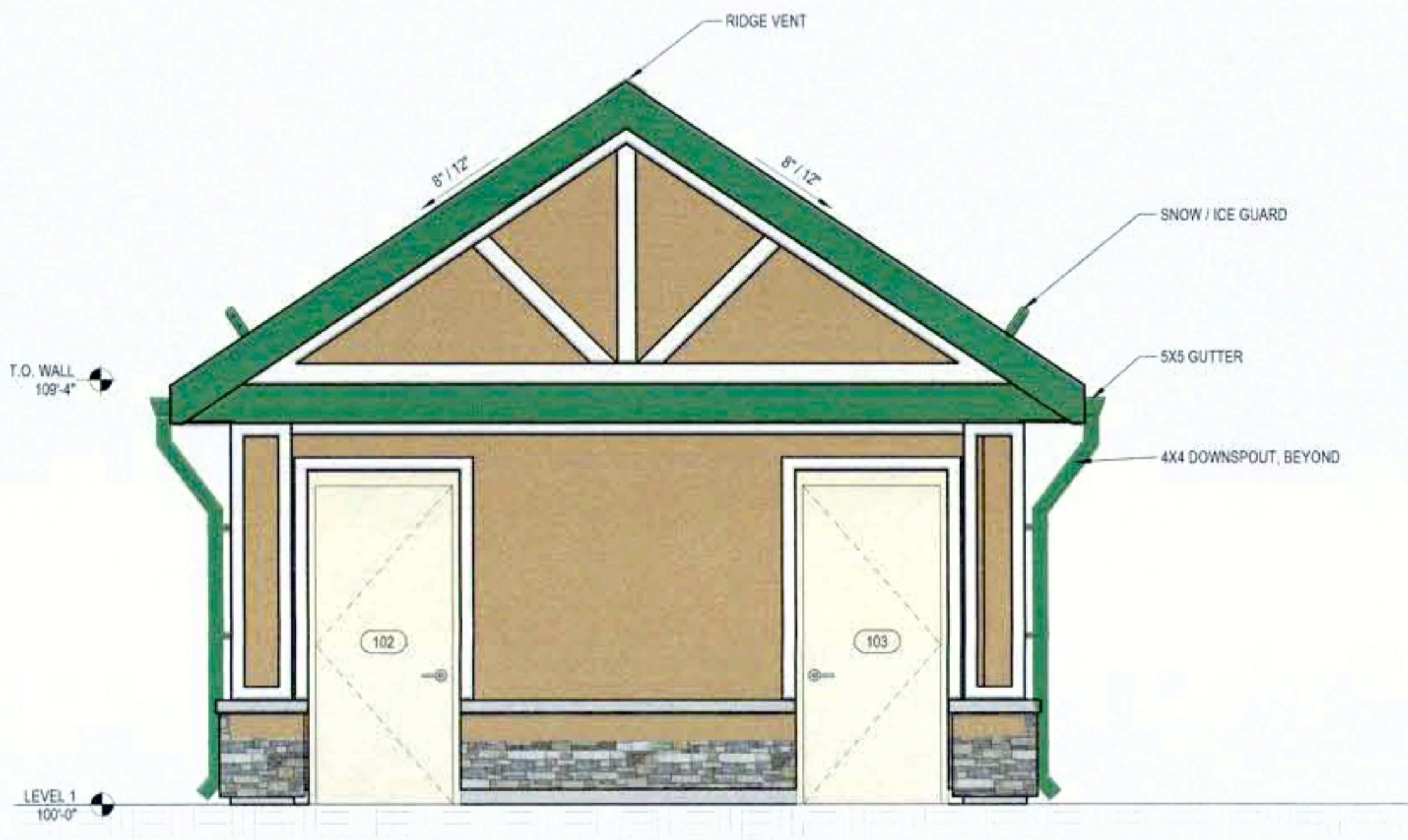




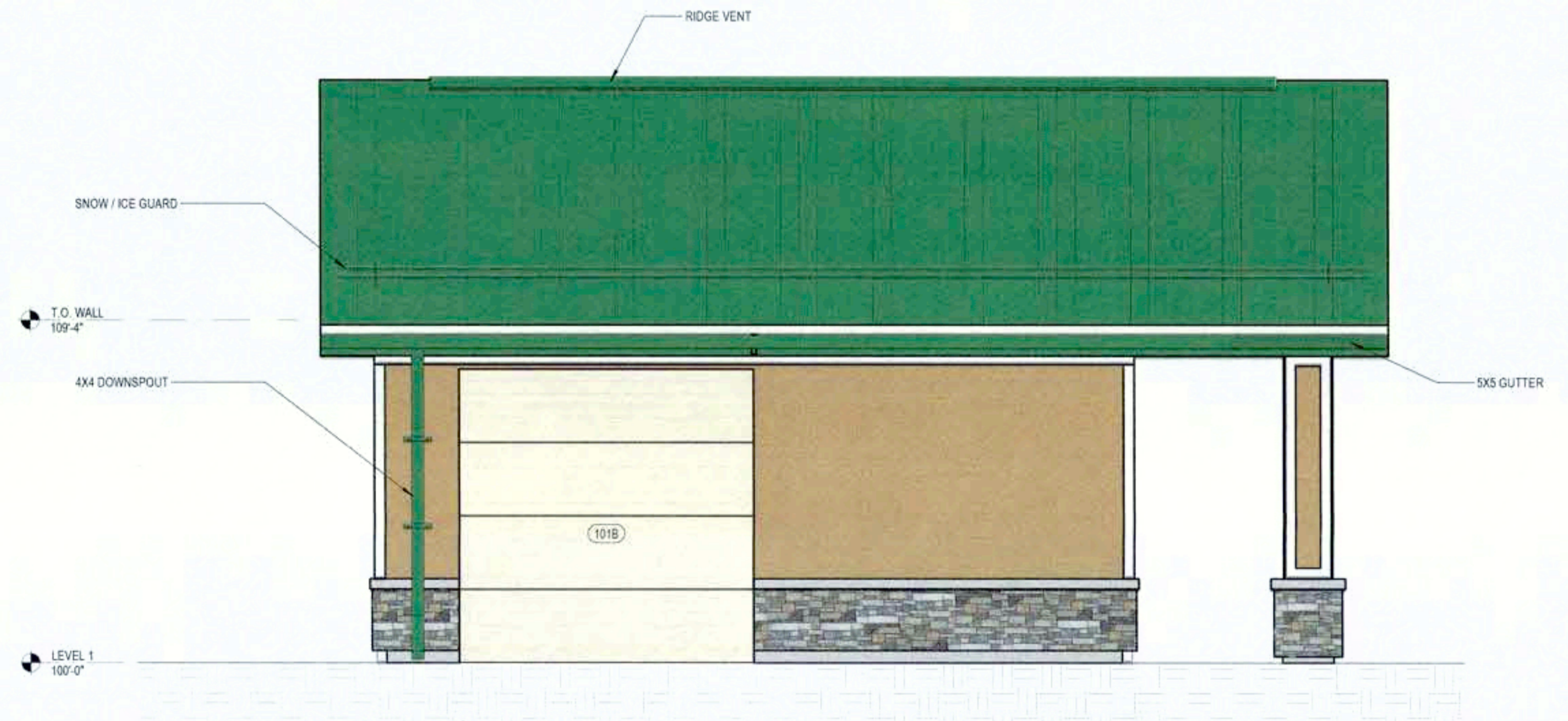
B1 NORTH ELEVATION
38" = 1'-0"



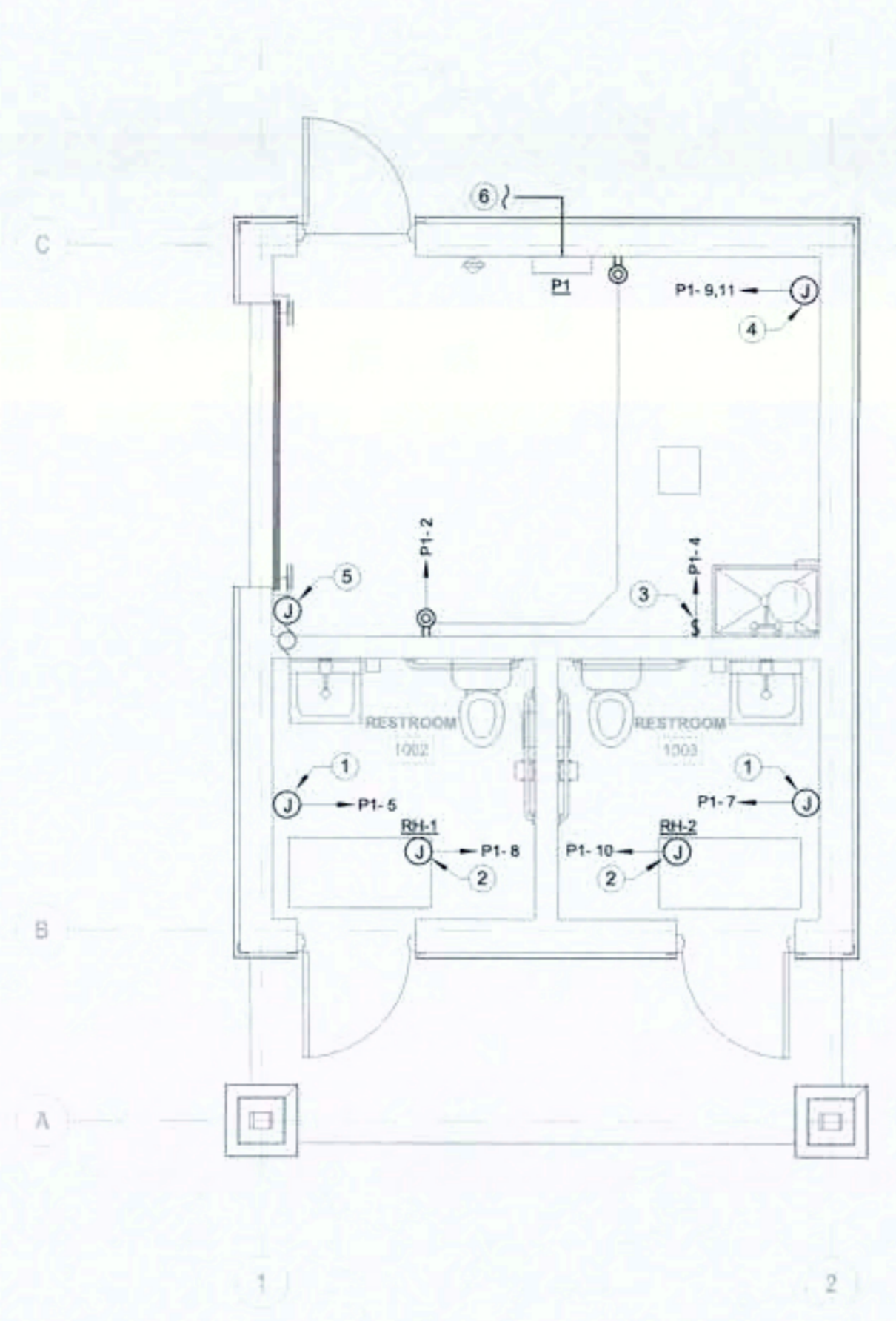
B3 EAST ELEVATION
38" = 1'-0"



A1 SOUTH ELEVATION
38" = 1'-0"

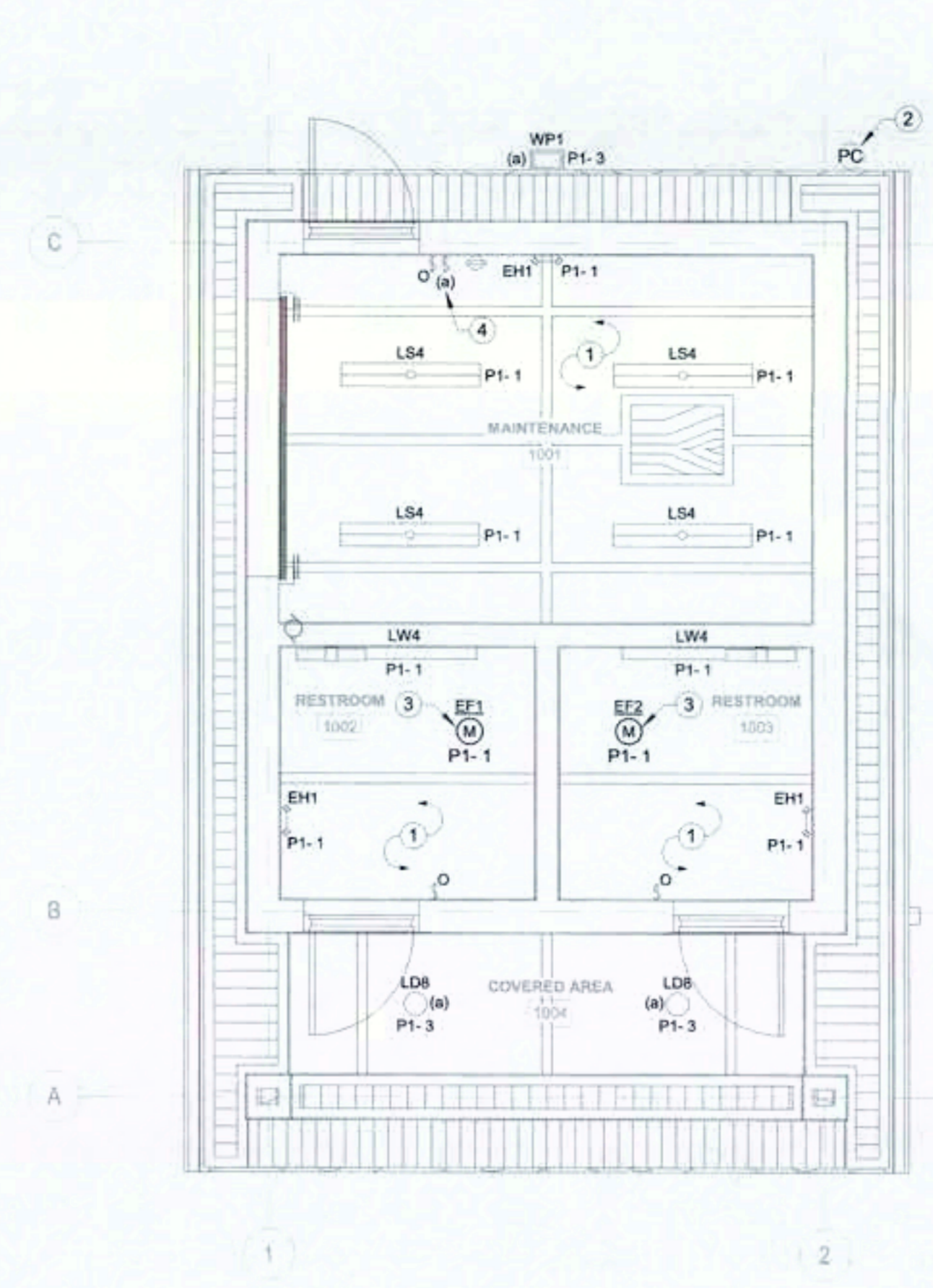


A3 WEST ELEVATION
38" = 1'-0"



- POWER PLAN NOTES**
- 1 PROVIDE POWER TO ELECTRIC HAND DRYER. VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT AND VENDOR PRIOR TO ROUGH-IN.
 - 2 PROVIDE POWER TO INFRARED HEATING PANEL. HEATER INSTALLED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - 3 PROVIDE POWER AND LOCAL DISCONNECT TO ELECTRIC WATER HEATER. COORDINATE AND VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH PLUMBING CONTRACTOR PRIOR TO ROUGH-IN.
 - 4 PROVIDE POWER AND LOCAL DISCONNECT TO ELECTRIC UNIT HEATER. COORDINATE AND VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - 5 PROVIDE POWER AND LOCAL DISCONNECT TO GARAGE DOOR OPENER. COORDINATE EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH ARCHITECT AND VENDOR PRIOR TO ROUGH-IN. CONTROLS TO BE PROVIDED BY OTHERS AND INSTALLED BY ELECTRICAL CONTRACTOR.
 - 6 INCOMING SERVICE CONDUCTORS. REFER TO ELECTRICAL SITE PLAN FOR CONTINUATION AND SINGLE LINE DIAGRAM FOR MORE INFORMATION.

1 Power Plan
E101 SCALE: 1/4" = 1'-0"



- LIGHTING PLAN NOTES**
- 1 ALL NIGHT LIGHT, EGRESS, AND EMERGENCY LUMINAIRES TO BE WIRED AHEAD OF ANY AND ALL SWITCHING.
 - 2 PHOTOCELL TO CONTROL ALL EXTERIOR LIGHTING. INSTALL PHOTOCELL HIGH ON BUILDING. EXACT LOCATION TO BE DETERMINED IN FIELD.
 - 3 EXHAUST FAN TO BE WIRED TO LOCAL LIGHTING CIRCUIT AND CONTROLS. EXHAUST FAN TO BE PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR AND WIRED BY ELECTRICAL CONTRACTOR. COORDINATE AND VERIFY EXACT LOCATION AND ELECTRICAL REQUIREMENTS WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.
 - 4 PROVIDE OVERRIDE SINGLE POLE SWITCH TO SERVE ALL EXTERIOR LIGHTING.

2 Lighting Plan
E101 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT STATUS



REVISIONS:	NO	DATE	DESCRIPTION
ISSUE DATE:			

LAVERTY PARK RESTROOM

839 LAVERTY LANE
CINCINNATI, OH 45230

ELECTRICAL PLAN

PROJECT NO	E101
25028	