

Sarah Ackerman
7689 Coldbrook Lane
Anderson Township, OH 45255
Sarah.C.Ackerman@gmail.com
317-502-4024

February 15, 2024

Anderson Township
Planning and Zoning
7850 Five Mile Road
Anderson Township, OH 45230

Dear Anderson Township,

I have an existing deck on the back of my single-family dwelling and would like to build a screened in porch next to it, with the back of the screened in porch lining up with the back of the existing deck. The house is in the "B" Residence District for which section 3.5 of the Township Zoning Resolution requires a 35' rear yard setback. Due to the orientation of the home, the corner of the new screened in porch would encroach against the setback requirement by 8'8". Therefore, I am requesting a variance to the setback requirement, with consideration for the below key points:

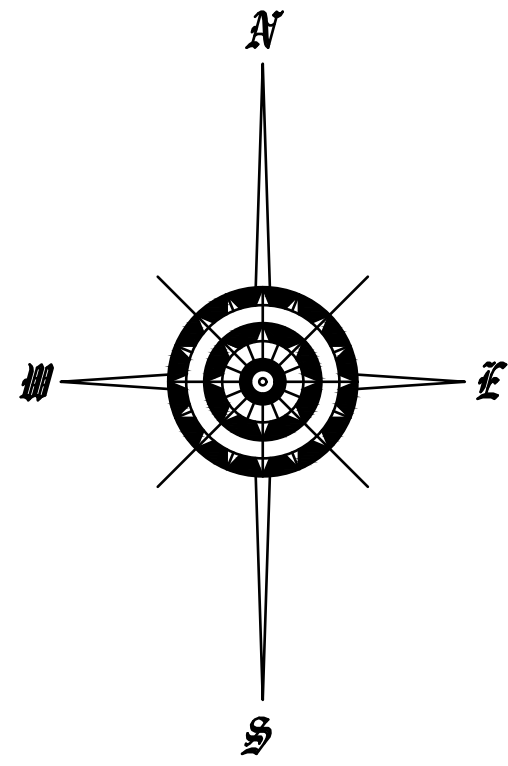
- The variance is necessary for the construction of the new screened in porch to be placed at the back of the house and will also allow it to align with the existing deck, which will enhance the functionality and visual appeal of the new structure. Without the variance, it will not be possible to build the screened in porch without destroying the existing deck, due to the existing placement and orientation of the house on the property.
- The proposed screened in porch structure will blend harmoniously with the existing neighborhood aesthetics and will not impose any significant adverse effects on adjoining properties; in fact, many of the houses in the neighborhood have similar screened in porches, including one of the two adjoining properties.
- There will be no adverse effects on the delivery of governmental services due to the proposed variance.
- Granting the variance will uphold the spirit of the zoning regulations by allowing the new structure while effectively maintaining the integrity and character of the neighborhood, enabling the full potential of the property without causing undue harm to others.

I respectfully request that the variance is granted based on these points.

Sincerely,
Sarah Ackerman

Plat of Survey

Situated in Military Survey No. 609, Anderson Township, Hamilton County, Ohio, being all of Lot 31 of Coldstream Park Subdivision as recorded in Plat Book 275, Pages 50 & 51 of the records of the Hamilton County, Ohio Recorder's Office.



Basis of Bearings for this survey are based on the NAD83/Ohio South.

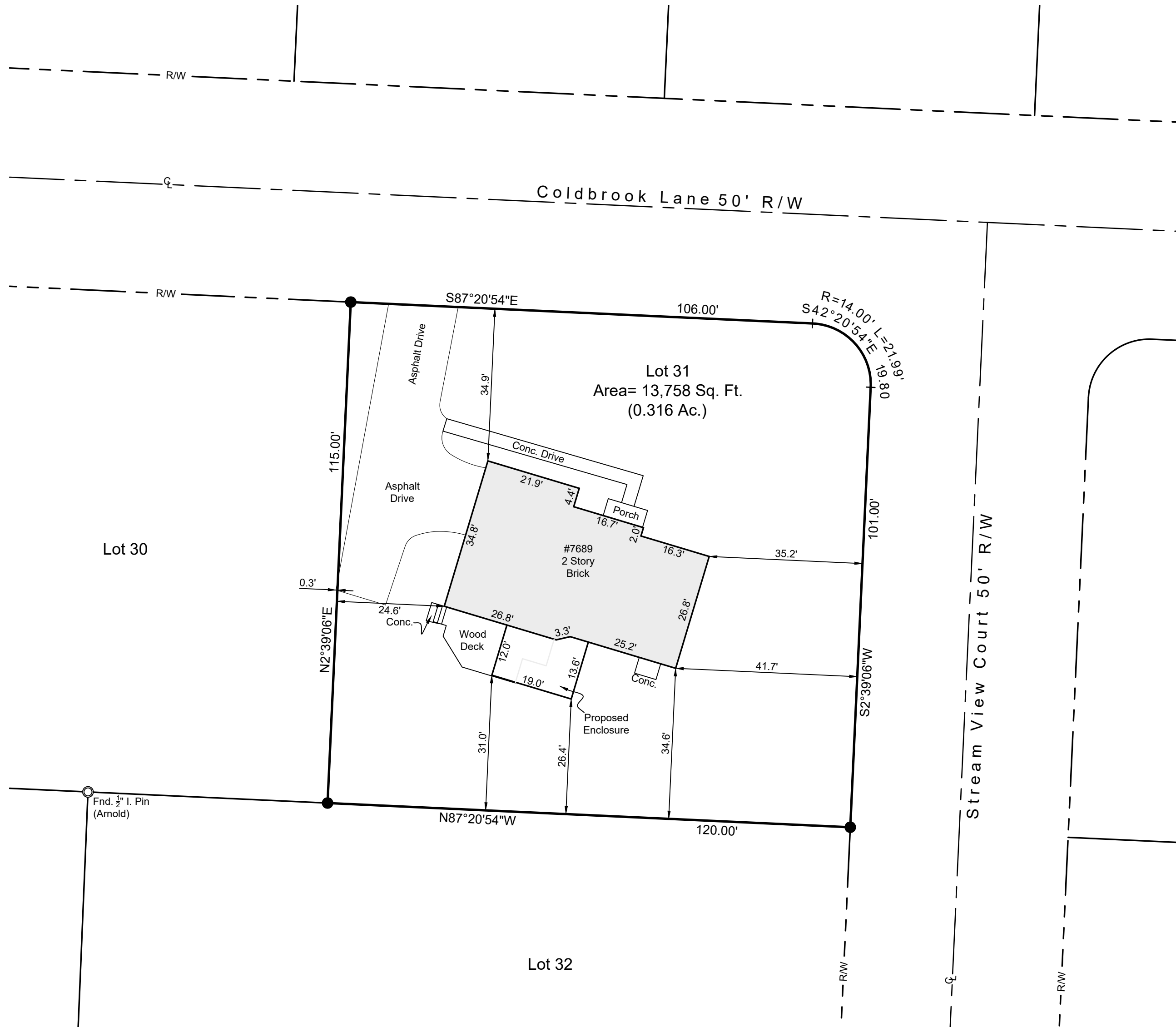
Tax Parcel No. 500-203-254



Land Surveying LLC.
Serving Southwest Ohio

4109 Westwood Northern Boulevard
Cincinnati, Ohio 45211
Phone: (513) 288-5828
Company Email : aezland@gmail.com

LAND SURVEYING



Date of Survey:
February 6, 2024
Notation of Occupation
Occupation in General Fits Survey.
Citation of Pertinent Documents
As depicted graphically hereon.

Note: All monumentation is in good condition unless otherwise stated.

PROPERTY ADDRESS:

7689 Coldbrook Lane
Cincinnati, Ohio 45255

All Rights Reserved, AEZ Land Surveying LLC.

Print date: February 8, 2024

REVISIONS

No.	Date	Description
1	February 6, 2024	Original Survey
2	February 8, 2024	Prop. Enclosure Add
3		
4		
5		

Project Number: 2024-0014
Drawn By: DJK

Checked By:
DJK

Sheet Title:

Plat of Survey

Sheet Number:

Sheet 1 of 1

This survey was made in accordance with the minimum Standards for Boundary Surveys located in Chapter 4733-37 of the Ohio Administrative Code and was based on an actual field survey performed on or about February 6, 2024.

David J. Kroger
David J. Kroger
Registered Surveyor No. 8329
State of Ohio



Legend of Symbols & Abbreviations

- Found Iron Pin
- Set Iron Pin
- ⊙ Found PK
- Set Wood Stake
- C/L Centerline
- ⚡ Indicates Mutual Ownership
- R/W Right of Way

GRAPHIC SCALE

