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

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October 28, 2016

PURPOSE: The purpose of this document is to request a variance to the Anderson Township Zoning Resolution Article 5.2 (A) (7) in order to build a detached two car garage on the property located at 2423 Concordgreen Dr.

The article states: Accessory buildings or uses which are not a part of the main building shall be located in the rear yard and not less than three (3) feet from the rear and side lot lines. An accessory building or use which is not part of the main building shall not occupy more than thirty (30) percent of the required rear yard and shall be located not less than sixty (60) feet from any front lot line, except on the corner or double frontage lot where the accessory building or use need only be outside the front or side yard setback area.

Statement of Facts and Reason for Variance:

The lot in question is located on a corner lot between Concordgreen and Wallingford Dr. The distance between the rear of my home and the adjoining property line is approximately 15 feet. This available area would not allow for the additional garage space I am proposing.

Based on my understanding of the Zoning regulations, the area in the south west corner of my lot would be considered the rear yard. Utilizing this space for the garage would require approximately 54% of the space (including the additional driveway needed). This could potentially negatively impact the resale value of my home as there would be minimal rear yard left to accommodate families with children. (reference attachment 1)

Utilizing the area of the property requested in this proposal allows me to utilize my space and existing driveway more efficiently while maintaining the spirit and intent of the zoning regulations. The structure would be part of my side yard (75ft from the front lot line (along Concordgreen) and would remain behind the front yard line of all nearby homes facing Wallingford (55.5ft from the side lot line). (Reference attachment #2). The proposed location will sit a minimum of four feet from the rear adjoining property line. A survey was conducted to confirm the location of the rear property line.

Construction of the garage will include vinyl siding and landscaping to match the current house (reference attachments 3 and 4). The garage will be used only for vehicle storage. Based on these features, the essential character of the neighborhood will not be substantially altered and adjoining properties will not see a substantial detriment as a result of the variance.

An easement search was done through the Hamilton Country recorders office. Easements identified are shown in attachment #5. The placement of the proposed garage will have no impact on these easements.

A consent to inspect the property is attached. (attachment #6)

Thank you for your consideration.

Scott Brail

Scott Brail

Property Owner
2423 Concordgreen Drive
513 324 -0554

Zoning Variance Proposal - Detached Garage at 2423 Concordgreen

Site Overview

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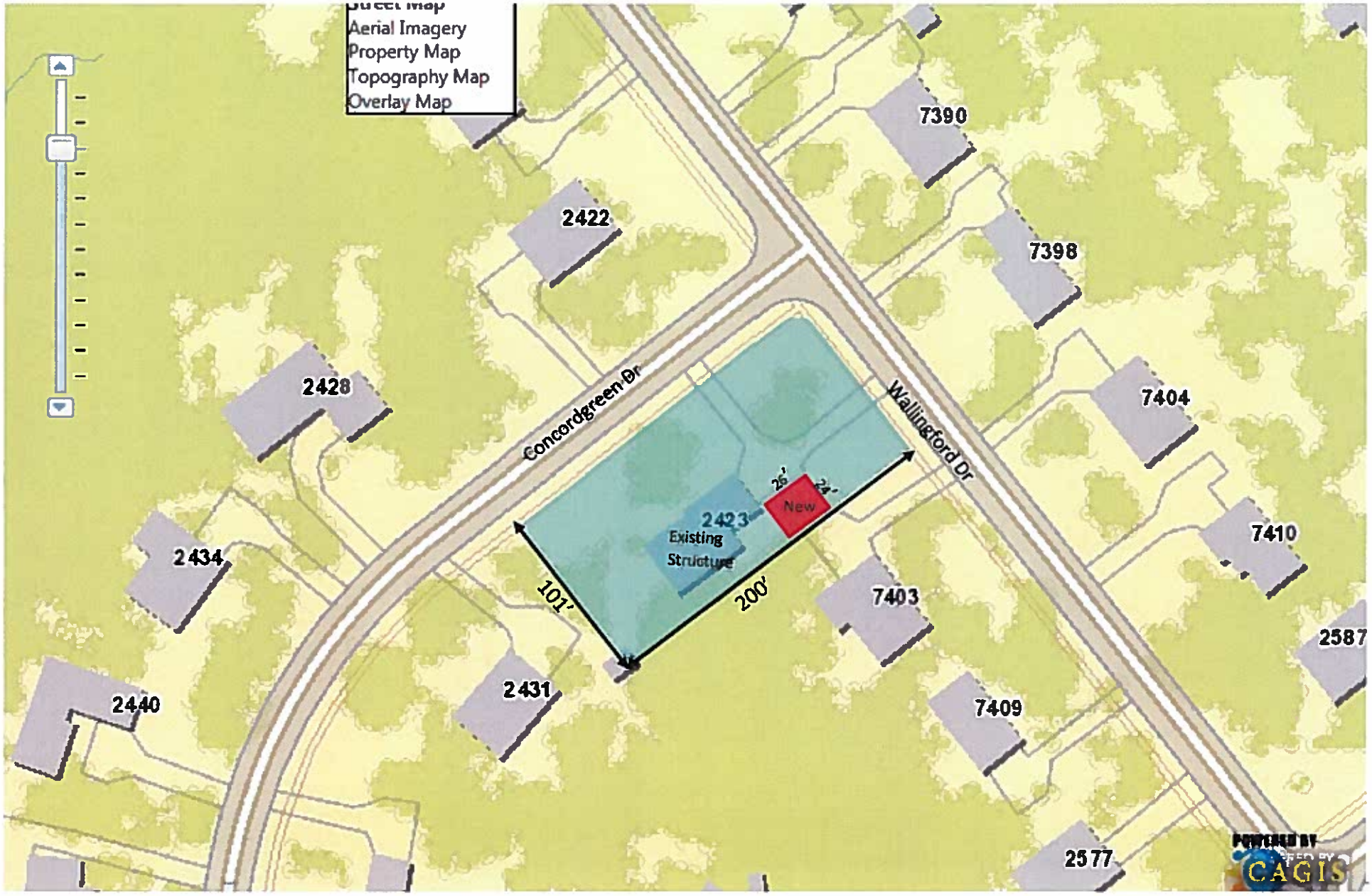
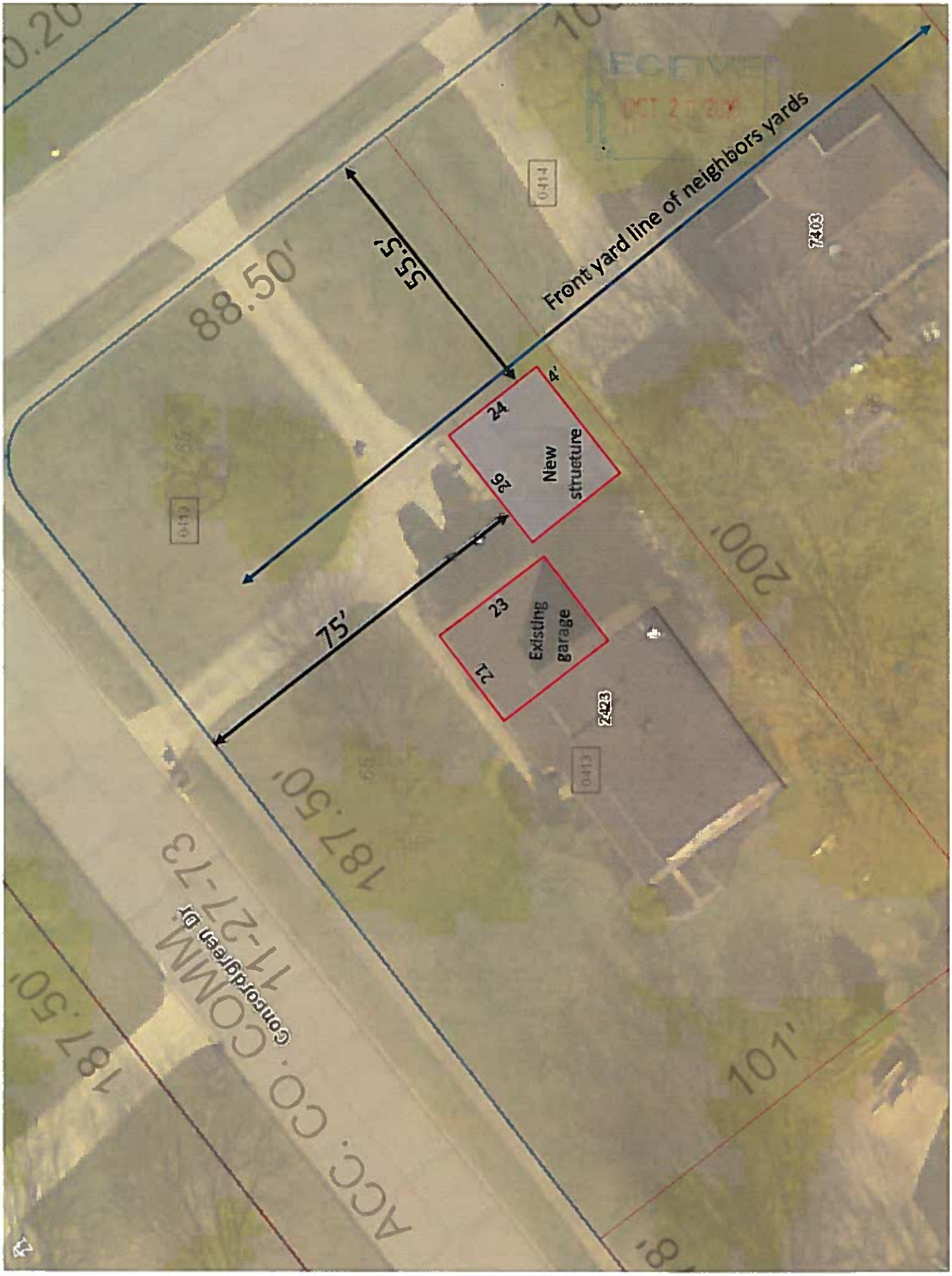


ATTACHMENT 1

ATTACHMENT 2



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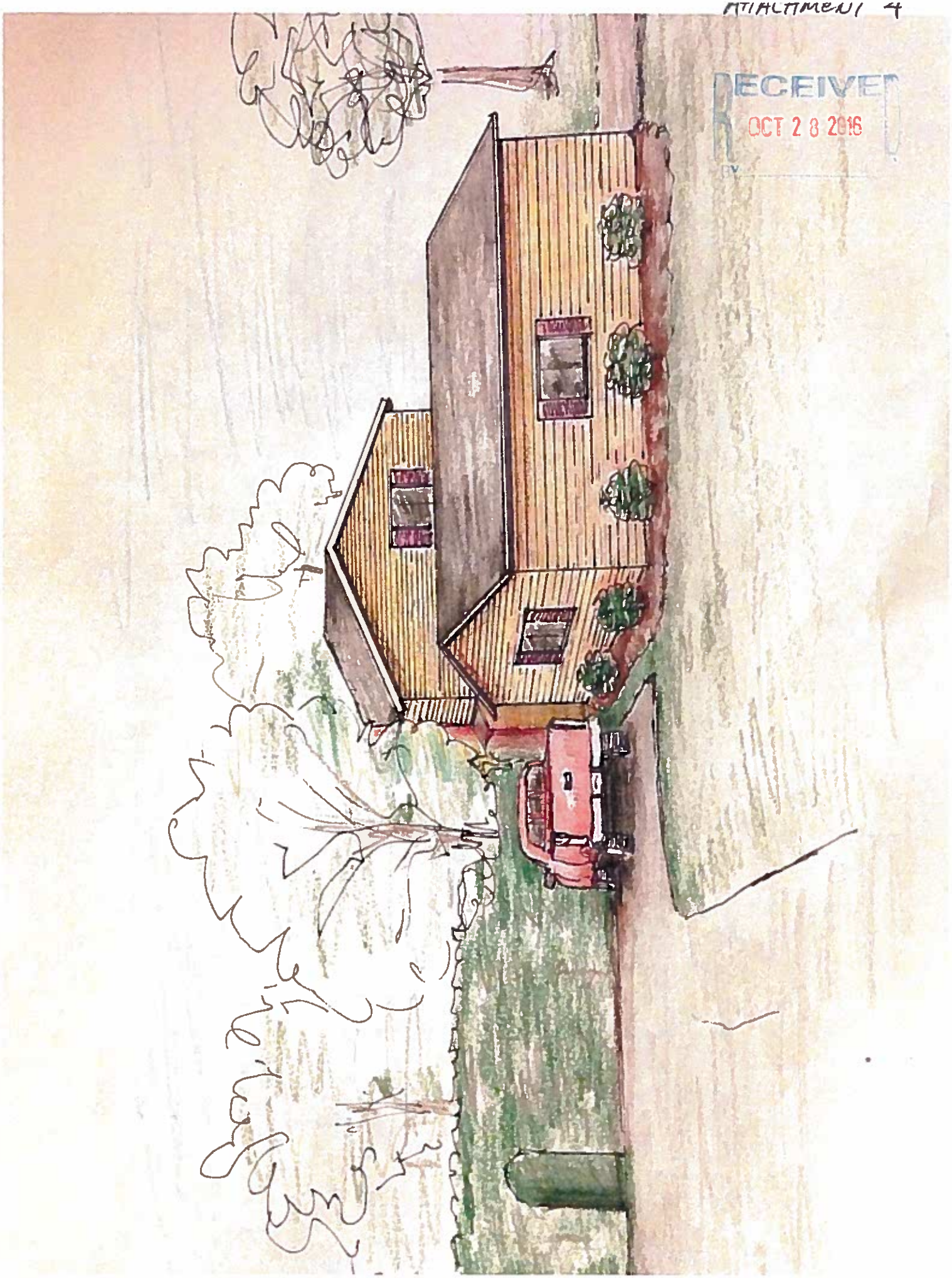
ATTACHMENT 3

ATTACHMENT 4

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