

Planning Department
745 Center Street
Milford, OH 45150
513-576-5468



Internal Use Only	
Case No.	_____
Date filed	_____
Fee Paid	<u>\$200/\$300</u>
Legal Ad	_____

Variance Application

Applicant Information (Attach a Letter of Agency if the Applicant is not the property owner)

Name Joe + Emily White
Mailing Address 845 Walnut St
City, State & Zip Code Milford OH 45150
Phone Number(s) 513-543-6622 513-478-4041 Email Address elkermawhite@gmail.com

Owner Information

Name same
Mailing Address _____
City, State & Zip Code _____
Phone Number(s) _____ Email Address _____

Variance and Lot Information. Indicate the nature of the variance and applicable sections of the Zoning Ordinance.

side yard setback + front yard setback
1147.10 1147.08

Tax Parcel ID 210719.43A
Zoning District R-3 Total Acreage .207
Existing Use residential

Proposed Use (if applicable) Include a description of operations, type of goods sold, services performed, expected number of customers, delivery/service vehicles and hours of operation.

We would like to square off the front of our home and
add a second story

PLEASE INCLUDE THE FOLLOWING ITEMS. APPLICATION WILL NOT BE PROCESSED UNLESS ALL INFORMATION IS PROVIDED. (Staff may waive any part of the required items.)

- Site plans, floor plans, elevations at a reasonable scale
- List of all property owners lying within 200 feet of any part of the property on which the variance is proposed, including their addresses.
- Any other document deemed necessary by the Zoning Administrator.

Expiration: Approved variances that are not acted upon within 12 months shall be considered void.

Emily White _____ [Signature] _____ 9/3/2022 _____
Applicants Name Applicants Signature Date

Variance Application
Joe & Emily White
845 Walnut Street
9/4/2022

To Whom it May Concern;

My husband Joe and I are long time Milford residents and have unfortunately outgrown our 1,000 square foot home. With aging parents and a slew of nieces and nephews to babysit, we're looking to add a second story master bedroom to our home. That will leave our two downstairs bedrooms and bath for overnight guests.

We are applying for the variance because we'd like to square off our house and add a small front porch and we're asking for a variance for two zoning ordinances; 1147.10 Side yard setback, and 1147.08 front yard setback.

The way our home was built (as you can see in Appendix A), we are already less than a 6ft setback from the house next to us. Squaring off the home would neither decrease nor increase the current side yard setback.

The front yard setback however, would decrease with the addition of a small covered front porch (Appendix B). The porch would mostly be for aesthetics. As you can see in Appendix C there are other homes on our block that do not have the 30ft setback so the porch would not be out of place.

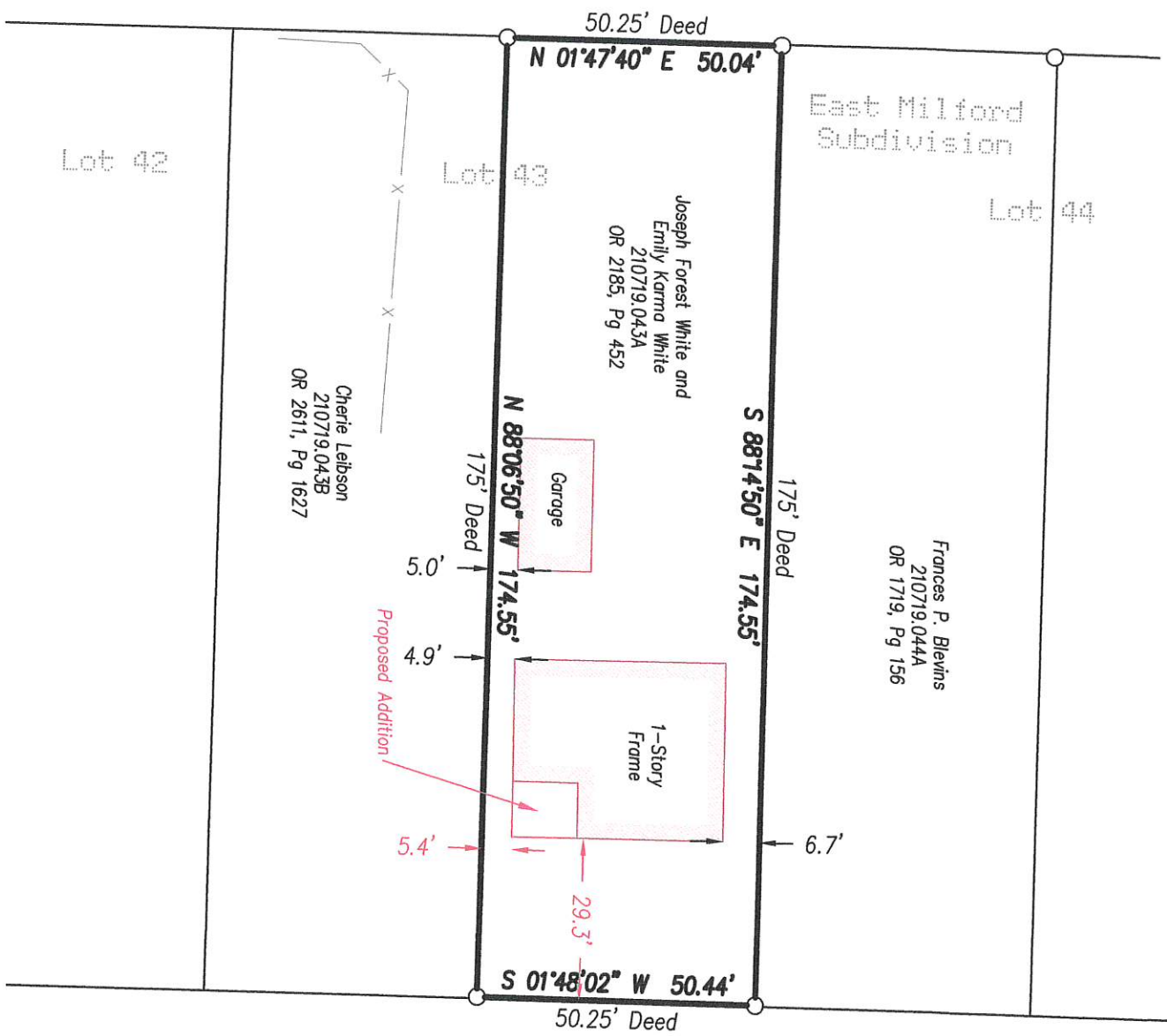
Joe and I are invested in this community and would love the opportunity to turn our starter home into our dream home (see Appendix D). We have emailed our neighbors Cherie Leibson (841 Walnut St) and Frances Blevins (849 Walnut St) and shared our plans with them. Mrs Blevins is in recovery for hip surgery so we haven't been able to make contact but we did get a response from Mrs Leibson and she is fully supportive of the project (see Appendix E). We're excited to share our plans with you and look forward to meeting with you on Thursday, October 27th.

Thank you for your time,

Emily White
513.543.6622
rrt@roadsriversandtrails.com

Joe White
513.478.4041
jwhite7.2000@gmail.com

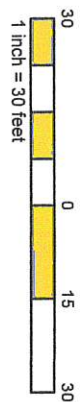
Unnamed Alley



Walnut Street

(50' Public R/W)

Bearings Based On
An Assumed North
Basis of Bearings



Monument Legend

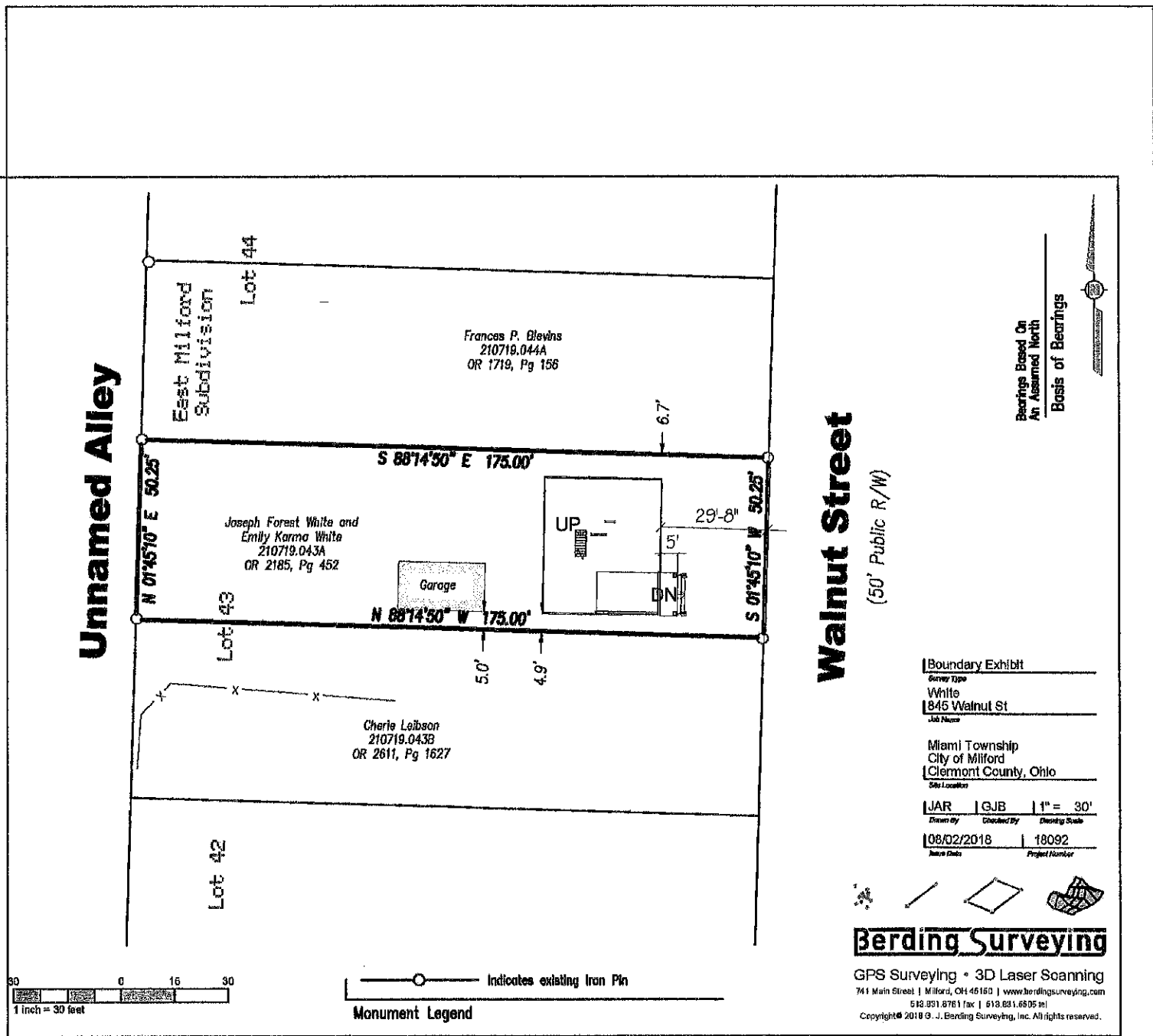
○ ——— Indicates existing Iron Pin

Berding Surveying

GPS Surveying • 3D Laser Scanning
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513.831.6761 fax | 513.831.5505 tel
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Boundary Exhibit	
Survey Type	White
Job Name	845 Walnut St
Site Location	Miami Township City of Milford Clermont County, Ohio
Drawn By	JAR
Checked By	GJB
Issue Date	08/02/2018
Project Number	18092
Scale	1" = 30'

B



Bearings Based On
An Assumed North
Basis of Bearings

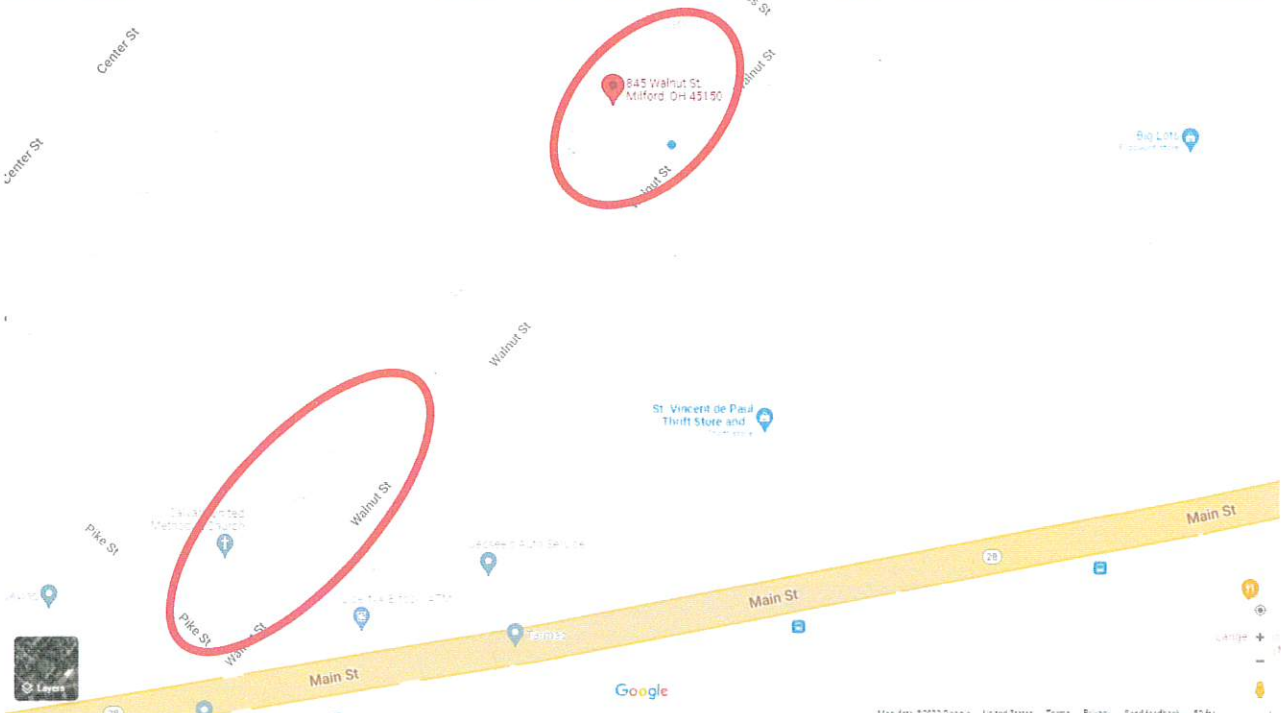
Boundary Exhibit
 Survey Type: White
 Job Name: 845 Walnut St
 Site Location: Miami Township, City of Milford, Clermont County, Ohio
 Drawn By: JAR | Checked By: GJB | Drawing Scale: 1" = 30'
 Issue Date: 08/02/2018 | Project Number: 18092

Berding Surveying
 GPS Surveying • 3D Laser Scanning
 741 Main Street | Milford, OH 46160 | www.berdingsurveying.com
 513.931.8761 fax | 513.831.6805 mt
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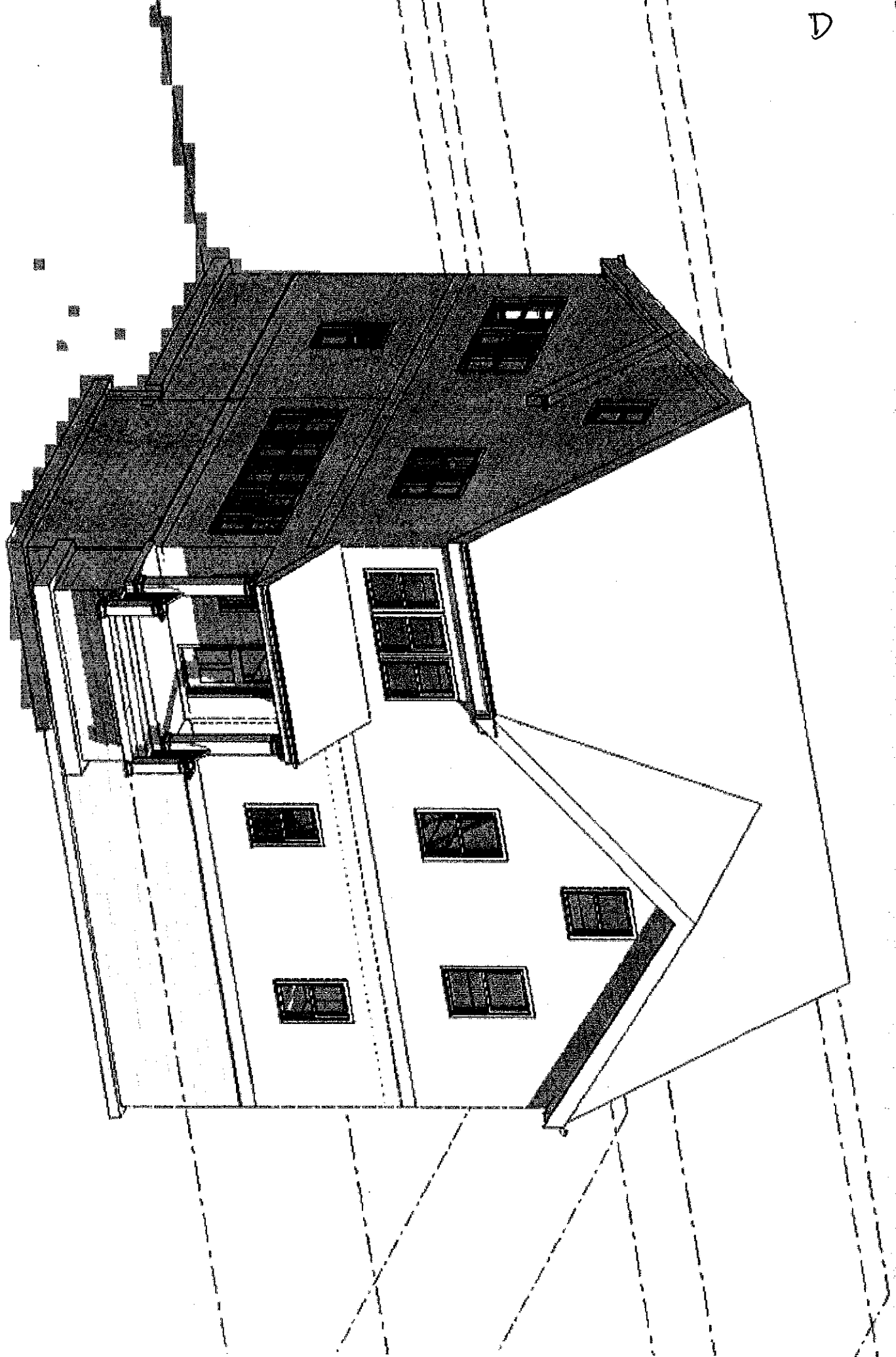
① Site Plan Proposed SK
 1" = 40'-0"

Jane Yancey Architect, LLC 819 Yale Avenue Terrace Park, Ohio 45174	The White Residence	1" = 40'-0"
	Scheme B	SK106
513-633-9452	Proposed Site	Issue Date

Appendix C



D



Optimal

E



Emily White <ekarmawhite@gmail.com>

Home Addition

Joe White <jwhite7.2000@gmail.com>
To: Emily White <ekarmawhite@gmail.com>

Mon, Sep 5, 2022 at 8:46 PM

----- Forwarded message -----

From: **Cherie Leibson** <csaul1212@icloud.com>
Date: Thu, Sep 1, 2022 at 8:41 PM
Subject: Re: Home Addition
To: Joe White <jwhite7.2000@gmail.com>

Joe,

Of course it's alright! I think it looks terrific and I hope it's everything you want and need!

My motto of this(and every) week is : too much closet space is a myth! Best of luck- and I think you are very sweet to have shared your plans with me.

Cherie

Sent from my iPhone

> On Sep 1, 2022, at 8:16 PM, Joe White <jwhite7.2000@gmail.com> wrote:

>

>

[Quoted text hidden]

> <Squaring off the house.pdf>

> <Second Story Rendering.jpeg>

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