

Anderson Township Zoning Appeal

Related Property: 7867 State Rd., 45255

Owners: Angela and Nicolas Campos

Members of the Appeal Board,

We have lived in our property for over 7 years and have raised ducks for eggs for almost six of those years. During the majority of those years, we've had the same neighbors living on either side of us. Both parties have always enjoyed the ducks, have tended them while we were out of town, and never once had a complaint about them. In fact, the neighbors to the West of us jointly own part of our flock. It was not until 2020 that the couple in the house directly East of us had aging concerns and were moved out of the house. That property then passed on to a son who never lived in the house, and despite some time remodeling, spent very little time at the house. In April of this year, he listed the house for sale and it was just days before the listing that this "complaint" was made about our ducks/shed. This appeal calls for facts, however, we feel this context is important as we were never approached by him with concerns or complaints and there really is no one else to complain about this issue given how our property is situated. In the spirit of neighborliness, we would have absolutely worked to address any concerns brought to us. The house in question has since been sold and the new owner has voiced no concern about the ducks. We are proud to raise our family in Anderson, as we were raised here as well, and would never want our neighbors to feel put out by our flock.

As has been brought before the Appeal committee previously, the 100ft ruling is not conducive to allowing proper housing for animals in the context of agricultural use. We have over an acre lot which is considered large for Anderson and yet there is no way to maintain 100ft in all directions and still have reasonable access to water needed to properly maintain the animals. We choose to be responsible animal owners and have a well maintained shed and pen for our flock that protects them in the winter and from predators. Since the current zoning does not allow us to have a structure for the ducks that would mean that they would be left out in the open, thus attracting predators into ours and neighboring yards. The shed also provides storage for yard tool and supplies.

We'd like to think there is a reasonable solution to be had here. We propose erecting a new structure on the west side of the lot, closer to the co-owning neighbors, which will face the south fence line. Our preference would actually be to have it face the East fence however if the committee feels this will not allow enough spacing from that line, we can turn it South. We have included below details for this new structure, including plans for new gardening to maintain the soil integrity and prevent water run-off. The east and west fencing lines are already well covered with pre-existing honeysuckle and trees which provide much screening. The south is screened by a 6-foot privacy fence. We will be selective in our plantings to only choose native and/or non-invasive plants for the new surrounding garden area.

We would be happy to provide statements from the adjacent neighbors stating their agreement with our proposal if the committee feels it is helpful. These can be brought to the hearing or provided ahead of time. We welcome anyone to stop by the property but request you not enter the back yard without our presence as we do have a dog and young children who we need to ensure the safety of.

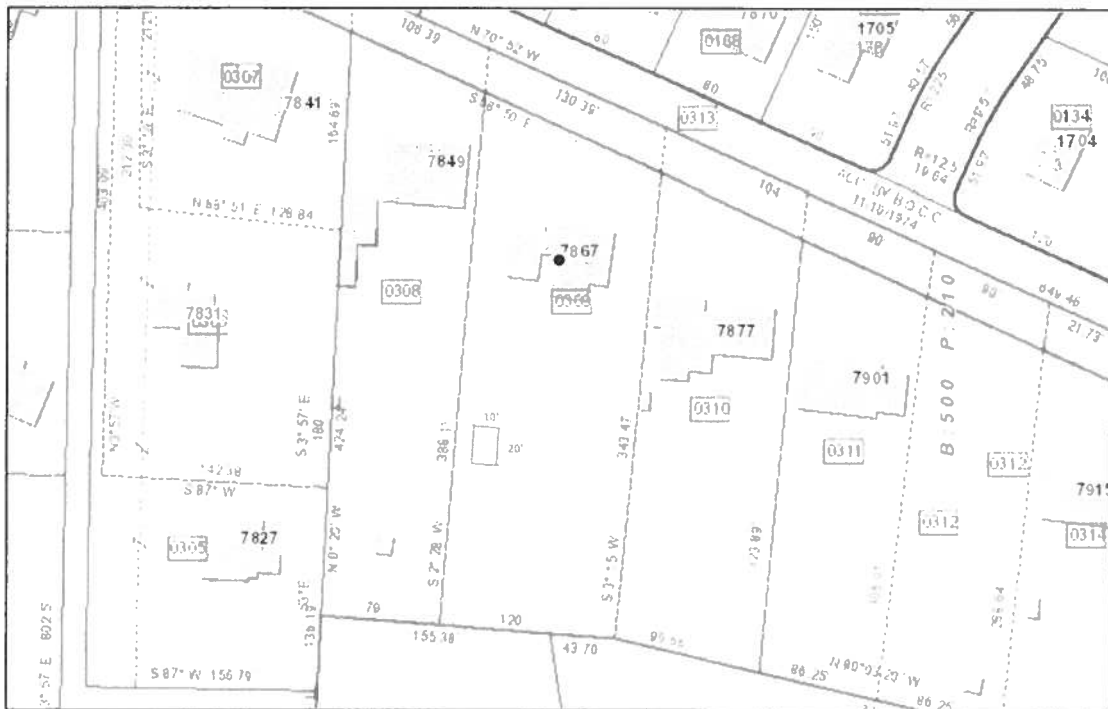
Sincerely,

Angela & Nicolas Campos



7867 State Rd. 45255

CAGIS Map



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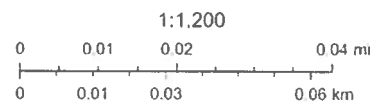


Figure 2: Proposed Coop placement

In relation to the variance standards we hope you will consider-

We were not aware of the 100ft zoning requirement when we purchased the property and were shocked to learn about it considering Anderson's rich agricultural history. This zoning most likely precludes the majority of the properties in Anderson from having any sort of animal agriculture.

The proposed structure for the ducks will not have any impact on the adjacent properties, nor will it have any negative impact on the greater neighborhood or community. We have many members of the community stop for eggs and we enjoy chatting with them and getting to know them.

The only other way to resolve this complaint would be to completely remove the shed. Again, we feel this then poses a great risk to ourselves and our neighbors in encouraging predators to lurk in our yards. Getting rid of the ducks is not an option for our family as we feel strongly they afford us not only wonderful fresh eggs but the opportunity to teach our children the values and discipline that come along with being responsible animal owners.

June 19, 2024

Mrs. Halina Guzik
7849 State Rd.
Cincinnati, OH 45230

Dear Board of Zoning Appeals,

My name is Halina Guzik and I am owner of the property to the west of the Campos Family at 7867 State Rd. We built our home in 2008 and have raised our family here with many memories over the last 26 years.

I was shocked to hear about the complaint made regarding the ducks and shed on the Campos' property. Our family owns part of the flock of ducks and has helped care for them over the years. We enjoy the fresh eggs and the opportunity to know where some of our food is coming from. The shed and pen are always well kept to keep the flock protected and healthy. We have never had any concerns or complaints about the ducks or shed.

We are aware that the shed will likely need to be relocated on their property. We approve of it being moved closer to our fence line. We have a wonderful relationship with the Campos family and do not have any concerns about the location of the shed or the animals.

Thank you for your attention to this matter,

Halina Guzik

H. Guzik 6-19-2024