

APPLICATION FOR SHORT-TERM RENTAL CONDITIONAL USE

Anderson Township Board of Zoning Appeals

Property in Question:

1294 Wolfangel Rd
Cincinnati, OH 45255



Requestor and Owner:

Ben Aicholtz
Aicholtz Investments LLC
5079 Eagles View
Cincinnati, OH 45244

Spoken Request:

I am writing to request Conditional Use Approval for Short-Term Rental at 1294 Wolfangel Rd. The house sits at the front of Bowen Ave in proximity of Kroger and many retail businesses. The property will be professionally maintained and cause no interference with residents. We own four other homes (outside of Anderson) that operate without complaint.

Dear Anderson Township Board of Zoning Appeals:

The purpose of this letter is to request a conditional use certificate for 1294 Wolfangel Rd a short term rental.

Reference Article 6.1

Short Term Rental (STR): Is the rental of a primary residence or portion thereof for a period of less than 30 nights, for which the guest compensates a hosting platform, owner, or lessee of the unit.

Reference Article 2.12 08.a

To authorize by the grant of a special zoning certificate after public hearing, the location of any of the following uses, including such buildings and structures as are necessary for their operation, in a District from which they are prohibited by this Resolution.

- a. In determining whether to grant a special zoning certificate pursuant to this the Board shall consider and apply the following standards.

- I. Spirit and Intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with District purposes.

- The intent for this property is to be a combination of a short-term rental, mixed with longer 30-day+ stays. The property will be available to rent as a 2-night minimum stay via short term rental platforms, AIRBNB and VRBO.

- II. No Adverse Effect. The proposed use and development shall not have an adverse effect upon adjacent property, or the public health, safety and general welfare.

The property will NOT have an adverse effect upon adjacent property, or the public health, safety and general welfare. This property will have exterior cameras triggered by motion along with safety lights. We have very strict house rules and we are aware that we will be hosting renters and this only works if our neighbors and the community are happy with us and our property.

We may decide to install privacy trees between the house and adjacent property for additional buffer.

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.

There are three parking spots in our own driveway – out of the way from public. Our goal is to ease the burden of travelers looking to stay in the Anderson area. The home in question was on the market over 5 weeks and not purchased by a homeowner.

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.

Our property will be harmonious with and in accordance with the general objective of the Township's comprehensive plan and/or Zoning Resolution. We will continue with our efforts to not only maintain the property but to add to the beauty and harmony of this property. We will keep the History and the wellbeing of the township in our thoughts, plans and action. Our goal is to be a good neighbor.

Reference Article 5.4

Conditional Uses in Single and Multi-Family Residence Districts

5.4 H 1 - Conditional use criteria

Conditional Use - Short Term Rentals (STA) (t), (h), (1), (m), (s), (v), (x), (z)

f. Parking shall not be permitted in the area defined as the front yard setback of the existing zone district.

The parking for the house is on our own driveway and in the two car garage.

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

Parking is addressed in the rental rules. All cars must be parked in our private driveway.

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

We have established quiet hours, no parties/events, no smoking/drug use. We have a two night minimum to deter weekend parties and events. We have cameras placed in the front and in the rear to assist us in monitoring this. We price our property higher to market to families visiting families, working professionals and for those wanting a quiet retreat. Our target market are Grandparents, parents and family members.

Although we strive to make our Guests stay, amazing, we work twice as hard to keep our neighbors happy. Without them we do not have a business.

m. No exterior alterations of an existing structure will be made that depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.

We have no exterior alterations planned.

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

No exterior lighting is planned and is currently not directed at neighbors.

v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood resident along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility.

Our contact information will be placed on the two-car garage for complaints.

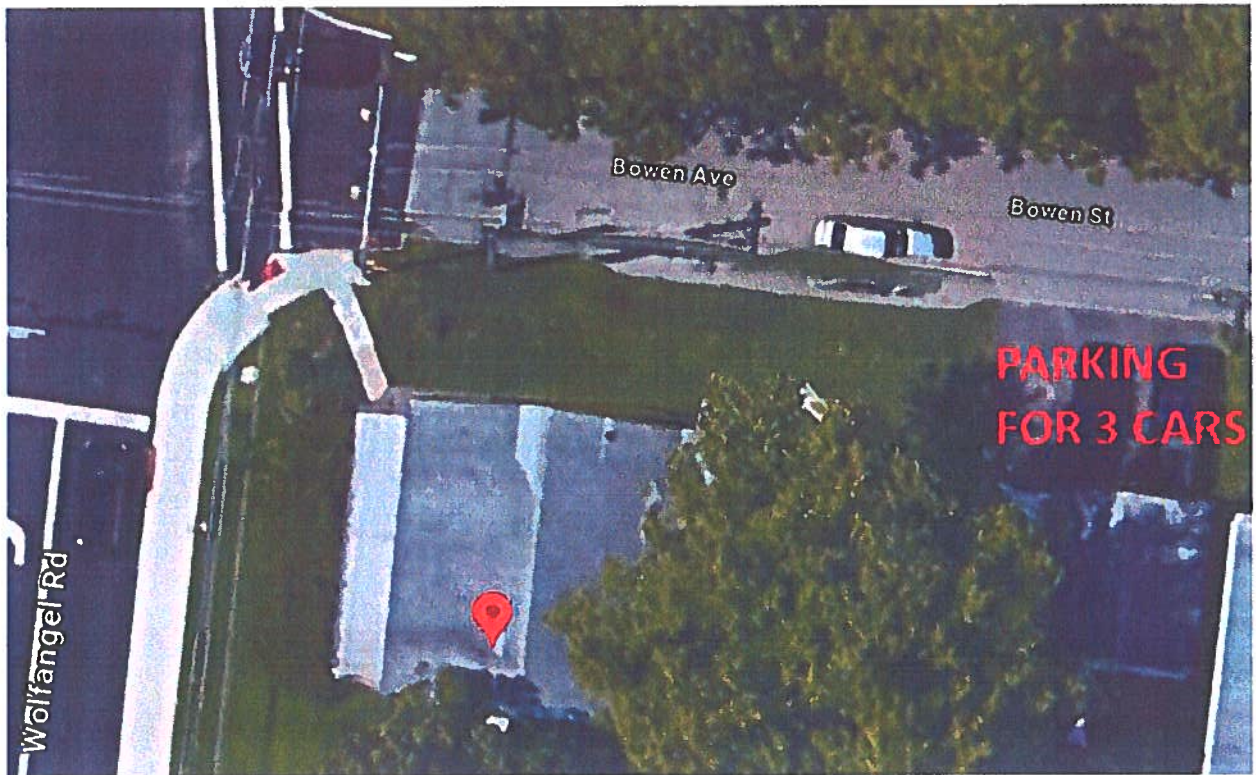
x. Meals shall be served only to guests or residents of the facility and not to the general public.

No meals will be served.

z. An emergency response plan shall be submitted detailing safety measures and response procedures.

An emergency plan is posted in the house with address, numbers for police, fire, hospital and emergency numbers. We also have smoke/carbon dioxide monitors, fire extinguishers and a first aid kit in the house.

There are three off street parking spaces and a two-car garage on the property accessible from Bowen Ave.



House rules

- Quiet time after 10:00
- Three cars maximum at the property and must be parked in the driveway on the property.
- Maximum of 6 overnight guests.
- No drugs
- No loud noises outside that may disturb neighbors.
- Must be 25 years old or older to book
- Arrival 3:00 PM, Checkout 10:00AM

January 2024 Meeting

Anderson Township Board of Zoning Appeals

Request:

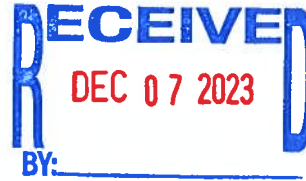
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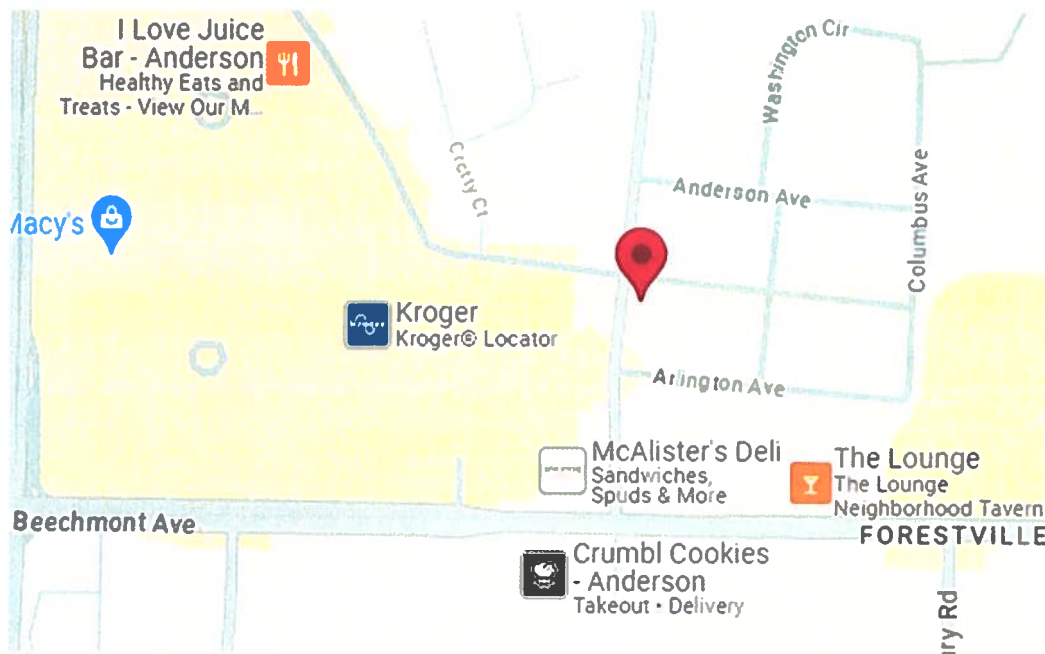
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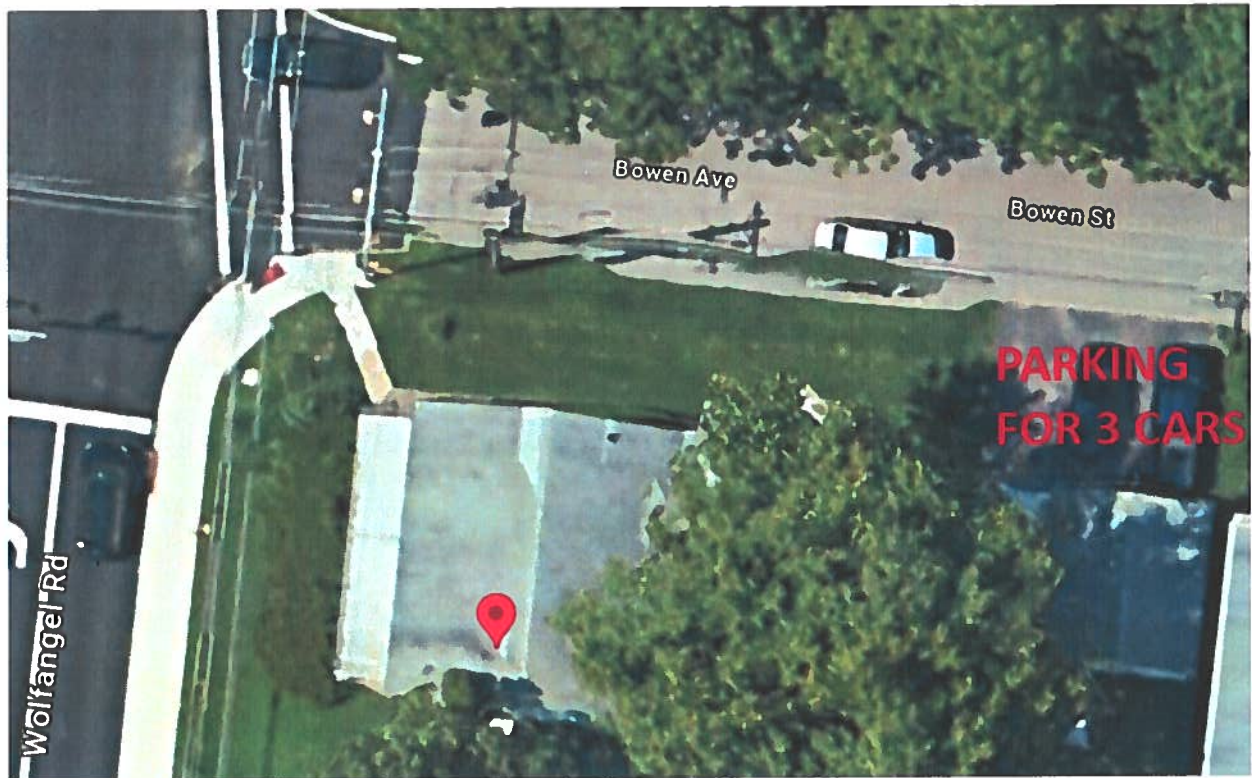


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