



# Anderson Township

7850 Five Mile Road  
Anderson Township, Ohio 45230-2356

513.688.8400  
AndersonTownshipOH.gov  
AndersonCenterEvents.org

## Township Trustees

Joshua S. Gerth  
J. Lexi Lausten  
R. Dee Stone

## Fiscal Officer

Brian M. Johnson

## Township Administrator

Vicky L. Earhart

## Assistant Township Administrator for Human Resources

Suzanne M. Parker

## Assistant Township Administrator for Operations

Steve E. Sievers, AICP

## Law Director

Margaret W. Comey  
513.688.8433

## Finance Director

Tammy Disque

## Fire Chief

C. Richard Martin, II

## Planning & Zoning Director

Paul J. Drury, Jr., AICP

## Public Works Director

Eric J. Luginbuhl

## District 5 Commander

Lt. Dave Downing  
Hamilton Co. Sheriff's Office  
513.474.5770

## ANDERSON TOWNSHIP BOARD OF ZONING APPEALS AGENDA

THURSDAY, NOVEMBER 7, 2024, AT 5:30 P.M., AT  
ANDERSON CENTER, 7850 FIVE MILE ROAD

- 1) Approval of Agenda
- 2) Approval of Minutes  
- September 5, 2024
- 3) Consideration of Case 22-2024 BZA, a conditional use request for a storage and distribution facility per Article 3.16, C, 4 of the Anderson Township Zoning Resolution, located at 4320 Mt Carmel Road (Book 500, Page 90, Parcel 23), submitted by Richard B. Tranter, Esq., Dinsmore & Shohl LLP on behalf of Kroger, Inc., lessee, on behalf of 4320 Mt. Carmel Road LLC, property owner, zoned "ID" Industrial Development.
- 4) Discussion of Case 22-2024 BZA
- 5) **Continued** Consideration of Case 23-2024 BZA, an appeal of a notice of refusal, dated 9/20/2024, regarding grading activities for the improvement of drainage and erosion control where extraction and related operations must be approved as a conditional use by the Board of Zoning Appeals per Article 3.16, C, 1 of the Anderson Township Zoning Resolution, located at 4455 Mt Carmel Road (Book 500, Page 81, Parcel 32), submitted by Kristopher T. Milner, Esq., KMK Law on behalf of Evans Gravel Inc, property owner, zoned "ID" Industrial Development
- 6) **Continued** Discussion of Case 23-2024 BZA
- 7) Consideration of Case 24-2024 BZA, a conditional use request for a Short-Term Rental (STR) Facility per Article 5.4, I, 15 of the Anderson Township Zoning Resolution, located at 6537 Kentuckyview Drive (Book 500, Page 403, Parcel 33), submitted by Timothy M. Burke, Esq., Manley Burke on behalf of Todd & Callista Daniels, property owners, zoned "A" Residence.
- 8) Discussion of Case 24-2024 BZA



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- 9) Consideration of Case 25-2024 BZA, a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution, located at the property of 8250 Old Kellogg Road (Book 500, Page 102, Parcel 36), submitted by Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Park Commission, property owners, zoned "AA" Residence.
- 10) Discussion of Case 25-2024 BZA
- 11) Consideration of Case 26-2024 BZA, a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution, located at the property of 7075 Five Mile Road (Book 500, Page 264, Parcel 3), submitted by Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Park Commission, property owners, zoned "AA" Residence.
- 12) Discussion of Case 26-2024 BZA
- 13) Decision and Journalization of Case 22-2024 BZA
- 14) Decision and Journalization of Case 23-2024 BZA
- 15) Decision and Journalization of Case 24-2024 BZA
- 16) Decision and Journalization of Case 25-2024 BZA
- 17) Decision and Journalization of Case 26-2024 BZA