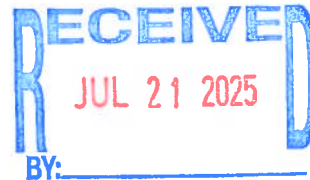


Martin Feltman  
7079 Ravens Run  
Cincinnati, OH 45244  
Feltman.m@gmail.com  
cell: 859.760.0980

July 18, 2025

Anderson Township Planning & Zoning Department  
7850 Five Mile Road  
Cincinnati OH 45230



Dear Members of the Board of Zoning Appeals,

I am writing to formally appeal the decision made by Anderson Township Planning & Zoning Department regarding the Anderson Township Pet Center's July 15, 2025 zoning certificate request. I believe that the request for a higher containment fence is of great benefit to the Pet Center, its customers, our neighbors, and Anderson Township as a whole. I would like to present my case for reconsideration.

The primary reason for my appeal is that an 8' fence (above the 6' limit per Article 5.2., A, 9) provide significant benefit to the business and community. I have attached a list of benefits that I believe will help clarify our position and demonstrate why a height allowance should be granted.

I understand the importance of following township regulations and the Anderson Township Family Pet Center is committed to complying with all relevant guidelines. However, I believe that in this instance, there is little or no negative impacts of a 2' increased height allowance. I respectfully request that the Board review my case and consider the information provided.

Thank you for your time and attention to this matter. I look forward to the opportunity to discuss our appeal further and I am available at your convenience for any questions or additional information you may require.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Feltman', written in a cursive style.

**Martin Feltman**

Owner, Anderson Township Family Pet Center  
Anderson Township resident for 22+ years

## **Current Fence Status & Proposed Construction**

- Current Pet Center Fence Needs Replacing
  - The current fence is rotting and dilapidated, posing a future risk to pet containment and external intrusion.
  - The fence is made of varying materials and patches that have been done over several previous years.
- The condition of the fence in certain spots is an eyesore to neighboring business and the Clough Pike corridor.
- The Pet Center has contracted with EADS fencing to install a completely new fence system, including robust posts and gates.
- The fence work is being conducted in conjunction with a facility-wide renovation and beautification project to update and improve the Pet Center's facilities, inside and out.
- The Pet Center is hosting a major Pet Adoption Community Event on August 17<sup>th</sup>, 2025. The new fence is critical to scheduled activities.

## **Fence Contract, Construction & Details**

- See next pages for fence information
- Any additional information can be provided upon request

# EADS Fence Company, Inc.



131 Broadway Street  
Loveland, Ohio 45140  
( 513 ) 677- 4040  
Fax (513 ) 677- 4045  
www.eadsfence.com

Date Sold

Job # 112503

Customer Anderson Twp. Family Pet Center, Marty Feltman Date Estimated 04/27/2025  
Billing Address 6666 Clough Pike, Cincinnati, Ohio, 45244  
Job Location 6666 Clough Pike, Cincinnati, Ohio, 45244  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_  
Cell Phone (859) 760-0980 Email feltman.m@gmail.com

To furnish & install approx. 228 ft. of 8' high wood privacy fence  
Style / Dog-eared Single Sided Shadow Box (Pickets on Inside)  
Fence to feature 1x6x6' Treated Pine Pickets, 4x4 Treated Pine posts, 2x4 Treated Pine stringers

Install ONE 6' wide walk gate

- includes 6x6 Treated Pine flat-top gate posts - includes standard hinges & no sag latch

INCLUDES REMOVAL OF EXISTING PRIVACY FENCE (CORDINATE WITH OWNER FOR DOG CONTAINMENT)

FENCE TO INSTALLED TIGHT TO GROUND

All posts in dirt and set in concrete

30 day warranty on all wood materials, 1 year warranty on labor

**50% Deposit, Balance Due Upon Completion**

## QUOTES VALID FOR 14 DAYS

Terms: All accounts past due are subject to a service charge of 2% per month or 24% annum on invoices that are unpaid and over 10 days old. Should action be brought to collect any sums past due, Eads Fence Company shall be entitled to recover collection costs, court costs and attorney's fees. Invoices not paid in full void any and all warranties and all materials remain the property of Eads Fence Company until invoices are paid in full.

Conditions: All permits, surveys & zoning compliance are the responsibility of the property owner, unless otherwise stated. Installations and workmanship will be consistent with the generally recognized standards in the industry. Eads Fence Company shall not be responsible for damage or delays due to strikes, fires, accidents, weather, seasonal business conditions, soil conditions, late shipment of materials or other causes beyond our reasonable control. However, all efforts will be made to complete work on time. Eads Fence Company is not responsible for compensation to the customer for any consequential damages including but not limited to time lost from work. This agreement, when accepted by the purchaser named above, shall become a contract under the laws of the state in which the job is located and shall be so construed. All changes or alterations in measurements or materials will be treated as an entirely new contract. If installation is suspended at the purchaser's request, the ensuing expense for time and travel and/or the installer to complete the job is to be paid by purchaser. There are no warranties expressed or implied including the warranty of merchantability on the materials used in the construction of the above proposal except those warranties extended by the manufacturer. The removal of rocks larger than holes being dug, tree roots, buried foundations, debris, shale and other obstructions, will be added to the contract price as an additional cost to the purchaser, 15% Restocking fee on cancelled jobs / orders. No refund of non-stock materials. Eads Fence Company sign must be on your completed fence or any and all warranties are voided. : Eads Fence Company assumes no responsibility for underground utilities, public or private, drain lines, dog containment, sprinkler systems, pool or hot tub or electric lines, landscaping, sod or the like. For public utilities marked, call 811. Eads Fence Company employees are fully covered by workers compensation insurance.

DEPOSIT	BALANCE	TOTAL
Amount <u>                    </u>	Amount <u>                    </u>	Amount <u>                    </u>

**Acceptance of Proposal** — The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

Signature Date

Signature

Sales Rep

Brian Lehman

Cell #

(513) 706-9762

Customer:

Anderson Twp. Family Pet Center, Marty Feltman

JOB #

112503



# EADS FENCE CO, INC. COMMUNICATION CHECKLIST

CUSTOMER NAME

Anderson Twp. Family Pet Cent

JOB # 112503

PERMIT (Must be present on-site)  
HOME OWNERS ASSOC. - APPROVAL  
UNDERGROUND UTILITIES - PUBLIC  
UNDERGROUND UTILITIES - PRIVATE

Eads Fence assumes no responsibility for  
damages to Private Utilities

BY CUSTOMER  
BY CUSTOMER  
BY EADS  
BY CUSTOMER

ESTABLISHED LINE BY CUSTOMER  
FRONT YARD / CORNER LOT SET BACK DETERMINED BY:  
TEAR OUT  
HAUL AWAY  
CLEAR FENCE LINE

VERBAL INSTRUCTIONS  
N/A  
BY EADS  
BY EADS  
BY CUSTOMER

APPROVED SPACING BETWEEN VERTICAL BOARDS

0" OVERLAPPED

APPROVED HEIGHT OF FENCE

8'

MESH / FABRIC SIZE

SETTING OF POSTS  
IF POSTS CEMENTED  
TOP OF FENCE

CONCRETE  
DOWN FROM GRADE  
FOLLOW GRADE

N/A

BOTTOM OF FENCE

ON GROUND

Hold Up \_\_\_\_\_ Inches

FABRIC PLACEMENT

N/A

Other \_\_\_\_\_

WOOD PANEL PLACEMENT

INSIDE

Other \_\_\_\_\_

## DIRT / SPOILS

Customer MUST choose  
One of the Three options:

☒ Customer takes care of  
dirt / spoils

☐ Move but stay on site

Location: \_\_\_\_\_

Add \$ \_\_\_\_\_

☐ Haul off site

Add \$ \_\_\_\_\_

\*\*INSTALLER WILL PILE  
AROUND POST\*\*

GATE POSITION

TOPS LEVEL WITH FENCE

GATE SWING DIRECTION

OUT

GATE HINGE

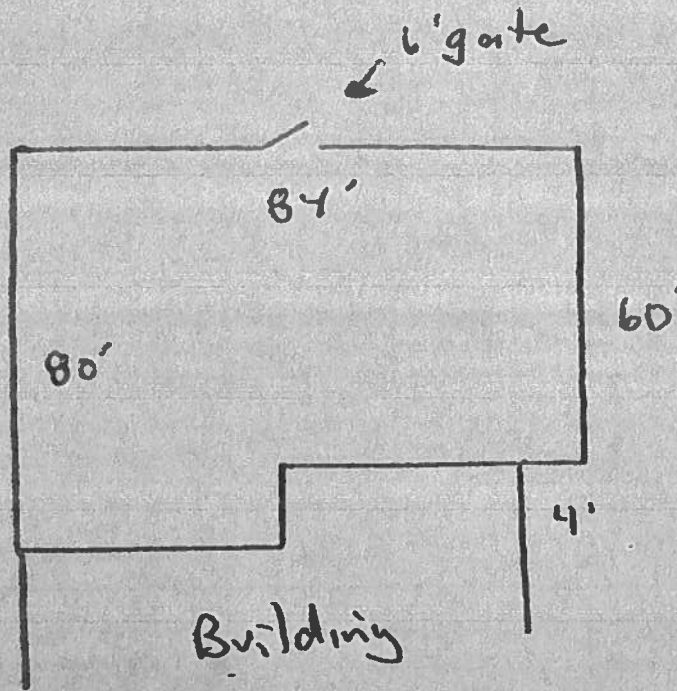
RIGHT

Other \_\_\_\_\_

SELF CLOSURE SPRING NEEDED

NO

Job Notes:



Anderson Township Family Pet Center  
6666 Clough Pike  
Cincinnati OH 45244

JOB LAYOUT NOTES:

# INSTALLED WOOD FENCE CHARACTERISTICS & PRODUCT CARE

## COMMON MAINTENANCE CONCERNS

The continuous changes in weather conditions are extremely harsh on your fence. Your maintenance plan must be geared to combat the problems caused by water absorption and water loss, mildew growth, & discoloration of wood due to the sun's ultraviolet rays. All of the maintenance concerns discussed below are weather related. The degree to which your fence is affected by them depends on many factors. These factors include general climate conditions (such as normal precipitation, humidity, etc.) and location in your yard (with regard to direct sun exposure, foliage coverage, etc.) If your fence is built using pressure-treated lumber, it is important to note that the pressure treatment does not increase the likelihood that your fence will develop these natural defects to any greater degree than the same material left untreated. These weather related defects are beyond the control of the pressure treatment process.

### SWELLING & SHRINKING

Continuous water absorption and water loss in the wood used for your fence will cause its natural defects to surface. The most common defects are: cupping/warping, twisting, checking and splitting. A well maintained fence will still experience some of these natural defects. However, the extent can be significantly reduced through a maintenance plan.

### MILDEW GROWTH

Whenever wood, including pressure treated wood, is constantly exposed to moist or humid conditions, it will mildew. This results in an unsightly appearance. Your preventative maintenance plan will need to include cleaning your fence with a cleaner containing a mildewcide. This will insure that your fence will remain bright and attractive.

### ULTRAVIOLET PROTECTION

Without any preventative steps taken to block the sun's ultraviolet rays, the surface cells of the wood will begin to discolor to a weathered gray color. Although some may prefer this, others won't. If you want to maintain the natural wood color, you will need to not only clean/brighten your fence periodically, but also choose a water repellent finish with an ultraviolet stabilizer. The stabilizer will not prevent eventual discoloration, but will slow down the process. Periodic reapplication of a UV stabilizer will help in this effort over an extended period of time.

## INITIAL MAINTENANCE

1. Start by cleaning your fence with a cleaner/brightener that contains a mildewcide. Because your fence is new, this step is truly preventative. 2. Next, apply a topical sealant for surface protection. Do not use a conventional multi-coat paint system or varnish. The performance is nearly be preceded by scraping and sanding. Instead, choose either a pigmented or clear outdoor wood sealer. Unlike true paints, these sealers allow moisture vapor to leave the wood slowly after the coating has been applied. For that reason, either can be applied as soon as the surface no longer looks wet. Your choice of sealer should include not only a water repellent but also a UV stabilizer to slow the discoloration process. You may want to cover or protect surrounding plants before applying a sealant. Be sure to follow the manufacturer's instructions.

## FIRST YEAR MAINTENANCE

1. First year maintenance should be completed by you within 90 days of your fence installation.  
2. Reapply cleaner/brightener as described in initial maintenance, as well as another application of your outdoor wood sealant. The topical water repellent and ultraviolet stabilizer will keep your fence looking fresh.

## FUTURE PERIODIC

### PREVENTATIVE MAINTENANCE

1. Depending on the location of your fence, with regard to direct sun exposure, foliage coverage, etc., it may be sufficient to clean/brighten and recoat every year.  
2. If you decide to wait two or more years to perform your next cleaning/brightening, you may want to use a power washer. Be sure that the cleaner/brightener you use contains a mildewcide.  
3. After every cleaning, reapply an outdoor wood sealer that contains both a water repellent and ultraviolet stabilizer.

\*Remember, even consistent maintenance will not prevent the natural defects of wood from surfacing - but your efforts can minimize them.

**YOUR MAINTENANCE  
EFFORTS WILL GIVE YOU A  
FENCE THAT WILL LOOK  
BRIGHT AND FRESH FOR  
YEARS TO COME!**

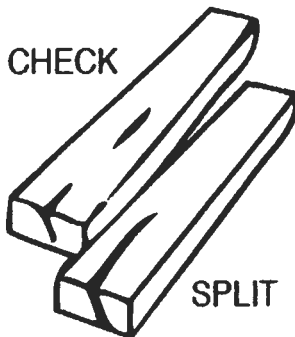
CUP/WARP



TWIST



CHECK



SPLIT

***To effectively combat  
these maintenance con-  
cerns, it will be up to you  
to follow a preventative  
maintenance plan.***

Anderson Twp. Family Pet Center

6666 Clough Pike

JOB #

112503

Signature Date

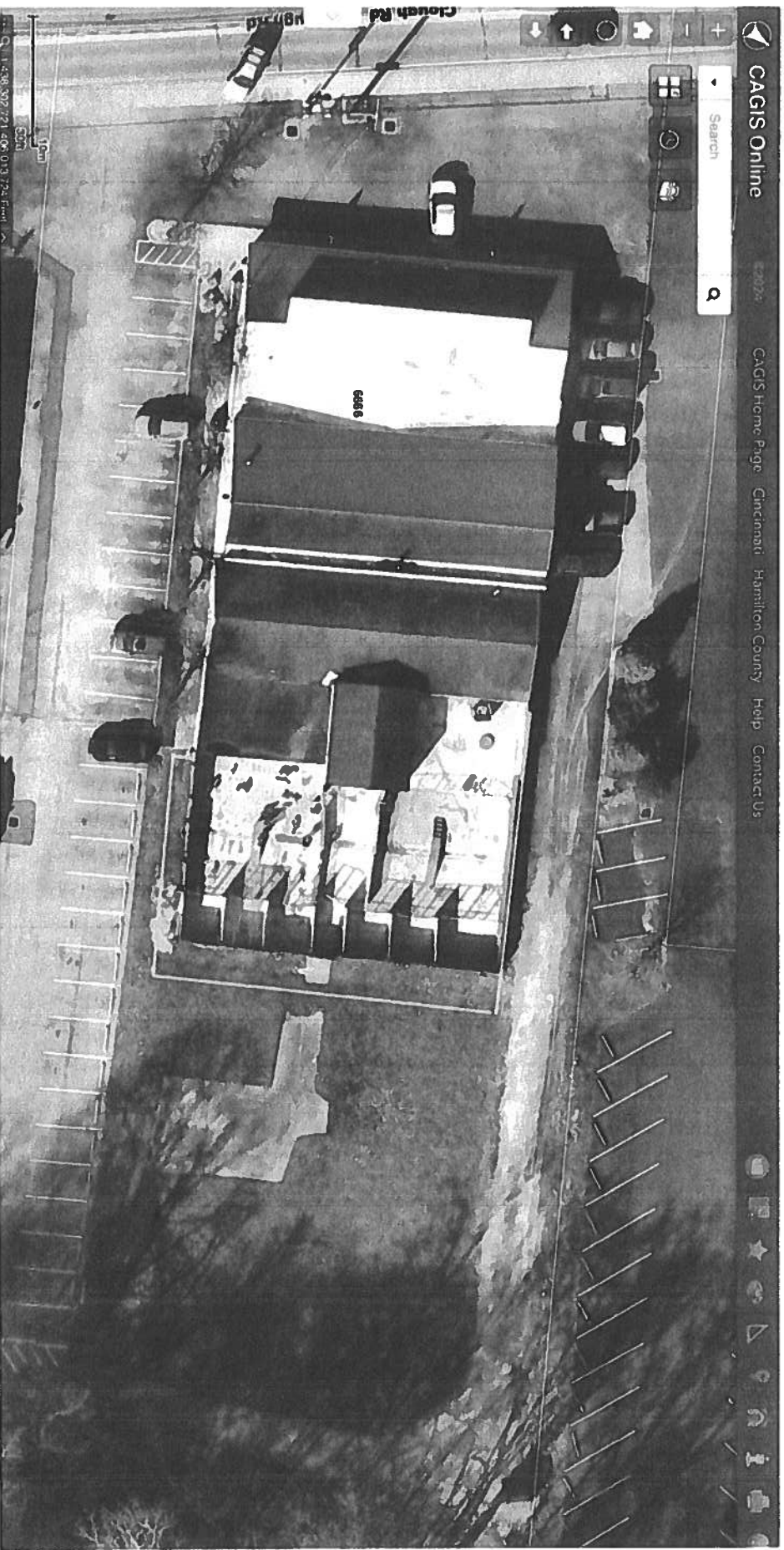
## Benefits of the Expanded Height Fence

- **A new, improved fence will be aesthetically pleasing for customers and the community**
- **The new fence will significantly decrease noise to the surrounding businesses and community.**
  - The 33% increased height to 8' will provide a higher barrier to sound.
  - The new fence will be overlapped panels, providing >110% coverage to eliminate spaces/gaps between panels.
- **A higher fence will have wider support posts.**
  - Wider posts will help with structural support and the continued integrity of the containment fence.
  - The larger posts will also facilitate the installation of sun shades (part of the renovation project) that will decrease the surface temperature of the pet play area and further reduce ambient noise to the surrounding neighborhoods.
- **The 2' increase beyond current height will result in greatly better pet safety and containment.**
  - The Pet Center supplies food and goods to several municipal and county police K-9 units
  - During their visits, some police bring their dogs with them and unfortunately the current fence is not high enough to contain the K-9 dogs. (The officer may want to have them play while picking out food or other supplies in the front pet shop.)
  - Beyond police K-9 units, there are some dog breeds from our daycare/boarding services that can span a 6' fence height.



## Anderson Township Family Pet Center

## Back Recreation Area New/Replacement Fence

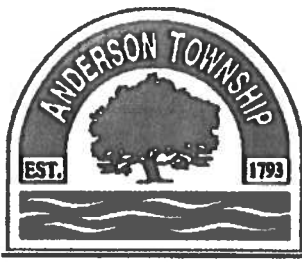


### Design Attributes

- Improved safety and containment of our canine guests
- Higher fence height (8' vs 6') for increased noise reduction
- Overlapping vertical boards for solid surface for increased noise reduction
- Expanded turf area that doesn't restrict surface permeability
- Overhead sunscreens to further reduce noise
- Improved aesthetics for surrounding area businesses/residences

## **Notice of Refusal for Zoning Certificate**

- As reference, the Notice of Refusal is attached



## Anderson Township

### Anderson Center

7850 Five Mile Road  
Anderson Township, Ohio 45230-2356

Phone: 513.688.8400  
AndersonTownship.org  
AndersonCenterEvents.org

### NOTICE OF REFUSAL ZONING CERTIFICATE

**OWNER:** Anderson Land Holdings LLC.  
7527 State Rd Suite C  
Cincinnati, OH 45255

**APPLICANT:** Same

Your application of July 15, 2025 for a zoning certificate for new 8' high, wood privacy fencing, per the drawing attached, at the premises designated as 6666 Clough Pike, Book 500, Page 360, Parcel 34, Zoned "E" Retail Business, Anderson Township, is hereby refused on this 17th day of July, 2025, under Article 5.2, A, 9 of the Anderson Township Zoning Resolution for the reason(s) that:

Article 5.2, A, 9 – In part.....This requirement shall not prevent construction of fences not exceeding six (6) feet in height in the rear yard, or fences more that 75% open and not exceeding four (4) feet in height in front and side yards.

July 17, 2025  
Date

Stephen Springsteen  
Planner I

Note: Any appeal made from this refusal must be filed with the Anderson Township Board of Zoning Appeals within twenty (20) days after the date of this refusal. For further information, contact Anderson Township Land Use Administrator at (513) 688-8400.