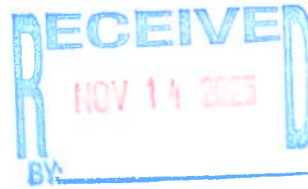


Elysha Vasques
7856 State Rd
Cincinnati, OH 45255



November 14, 2025

Anderson Township Board of Zoning Appeals
7850 Five Mile Rd
Anderson Township, OH 45230

To Whom It May Concern,

We are requesting a Conditional Use License for a short term rental at 7856 State Road, Cincinnati, OH 45255.

It is a 3 bedroom and 2.5 bath home. Located half a mile from Mercy Health - Anderson Hospital. We have lived in the home for over a decade and will continue to live in Anderson Township. Our new home is just two miles away. Our families live out of town and they typically get a hotel or an Airbnb when they visit. By turning 7856 State Road into a short term rental it will not only provide us with extra income but it will also allow us to keep our home for our families to stay in while they visit.

We are friends/acquaintances with all the neighbors whose properties touch ours and several neighbors across the street. Our eldest is in a dance class with one of the kids across the street and both our girls love playing with the kids in the two houses to our right. Several of our neighbors have become our friends and I truly believe they won't hesitate to let me know if something isn't right with the property or a short term tenant.

We want to ensure the integrity of this home and our neighborhood. And we hope to be a blessing to the community by offering a cozy place for people to stay while they are visiting Anderson Township. The house is located next to many great amenities that Anderson Township has to offer. Plenty of restaurants, shops, the library, Mercy Health - Anderson Hospital, Juilfs Park, Anderson Towne Center and so much more.

Now we will address the criteria set forth by Anderson Township Zoning for Short Term Rentals. Attached at the bottom are photos that we thought would be helpful in our explanations.

Short Term Rentals (STR) (h), (l), (m), (s), (v), (x)

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

Parking will only be allowed in the driveway. With the maximum number of cars being four (exhibit h.1).

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

A noise monitoring system will be installed in the home. It will notify us if they are being too loud and we will reach out to them to resolve the problem.

Since there is no construction being done there will be no odor, vibration or dust on adjacent properties.

m. No exterior alterations of an existing structure shall 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.

No exterior alterations shall be done to the property. No new structures shall be constructed. The house will look the same as it does today (exhibit m.1).

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

No changes to the lights will be done. The current exterior lights are the front porch light (exhibit s.1), back patio light (exhibit s.2) and back deck light (exhibit s.3). None of these lights point at any adjacent residential properties.

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

Neighbors directly next to the property have our phone number and can contact us with any complaints. We will also provide them with an email address that they can submit complaints to. Attached is the letter (exhibit v.1) we will be giving to all our neighbors in direct vicinity of the property.

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

No meals will be served. Guests will be responsible for their own meals.

Thank you for your consideration,
Elysha Vasques

Exhibit h.1



Exhibit m.1



Exhibit s.1



Exhibit s.2

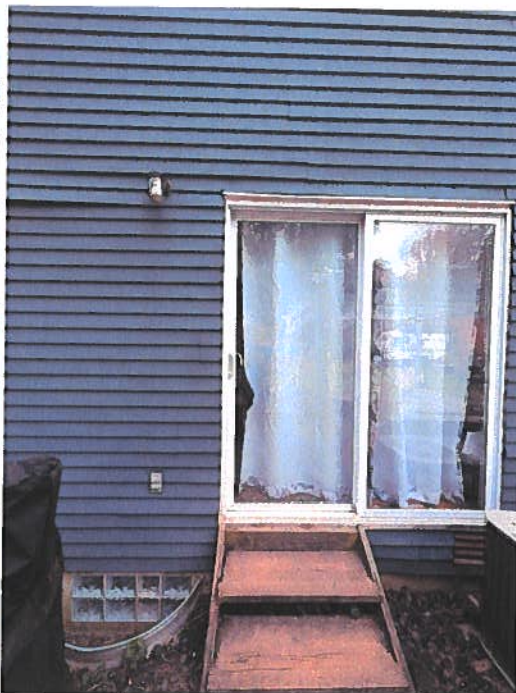


Exhibit s.3

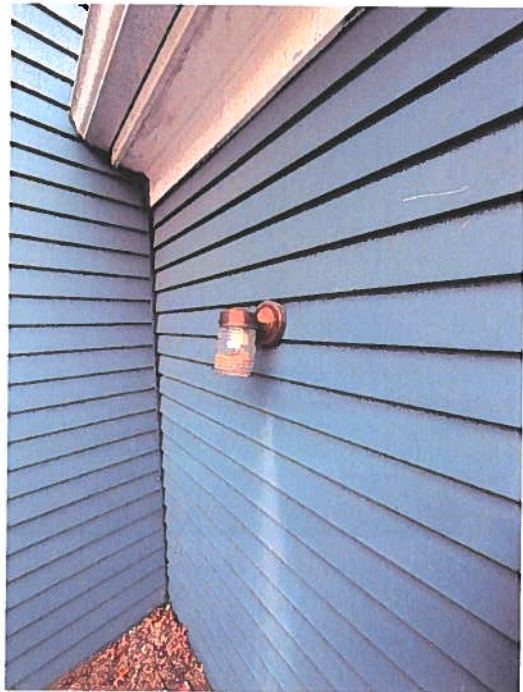


Exhibit v.1

Dear Neighbors,

This is Elysha and Bill Vasques from 7856 State Road. We are excited to share with you that our home will be a short term rental listed on Airbnb and Vrbo! I hope this is a blessing to you with any friends or family coming to visit. As you know our family lives out of town and will stay here when they visit. We will be moving just a short 2 miles away and look forward to still seeing you all.

We do want to ensure that it is not a nuisance. Please don't hesitate to reach out to us with any concerns or questions. Our phone numbers and emails are listed below. I am also including the contact information for Anderson Township for you to send them any grievances if you feel like we aren't responding appropriately.

Sincerely,

Elysha and Bill Vasques

Elysha Vasques

(513) 253-0009

elysha@hnfhomes.com

Bill Vasques

(805) 322-7282

bill@hnfhomes.com

Anderson Township

(513) 688-8400

info@andersontownship.org

<https://andersontownshipoh.gov/contact-us>



11/14/2025 3:30 PM

1 inch = 25 feet

Scale: 1:300

 Property Boundaries