



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownshipOH.gov
AndersonCenterEvents.org

Township Trustees

Joshua S. Gerth
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R. Dee Stone

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Vicky L. Earhart

Assistant Township Administrator for Human Resources

Suzanne M. Parker

Assistant Township Administrator for Operations

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Planning & Zoning Director

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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, JUNE 5, 2025, AT 5:30 P.M.,
AT ANDERSON CENTER, 7850 FIVE MILE ROAD**

- 1) Approval of Agenda
- 2) Approval of Minutes
- May 1, 2025
- 3) Continuation of Case 11-2025 BZA, a variance request for an addition, size 57'-4" x 52'-8", with a 20'-6" side yard setback where 25' is required per Article 3.1, D, 2, b of the Anderson Township Zoning Resolution located at 161 Sunny Acres Drive (Book 500, Page 252, Parcel 61) submitted by Tom Molloy, Architect, on behalf of Anna M. Von Allmen, property owner, zoned "AA" Residence.
- 4) Discussion of Case 11-2025 BZA
- 5) Consideration of Case 12-2025 BZA, a conditional use and variance request for the replacement of existing signage and addition of new signage including two banners, size 14 SF, proposed to be hung for longer than 48 days, total wall signage at approximately 182 SF, two private traffic control signs, size 15 SF, and one private traffic control sign, size 23 SF, are proposed where banners can only be displayed for a maximum of 48 days, wall signage shall not exceed 20 SF per building, and private traffic control signs shall not exceed 4 SF per Article 5.5, E, 11, b, Article 5.5, F, 4, and Article 5.5, G, 5, d of the Anderson Township Zoning Resolution located at 7515 Forest Road (Book 500, Page 204, Parcel 31) submitted by Chris Patek, MSA Design, on behalf of Anderson Hills Church, property owner, zoned "C" Residence.
- 6) Discussion of Case 12-2025 BZA
- 7) Consideration of Case 13-2025 BZA, a variance request for an addition, size 384 SF, with a 25'-7" rear yard setback where 30' is required per Article 3.7, C, 2, c of the Anderson Township Zoning Resolution located at 1383 Voll Road (Book 500, Page 272, Parcel 34) submitted by Rodney Sabo, Sabo Design Associates, on behalf of Susan B Peck TR, property owner, zoned "C" Residence.
- 8) Discussion of Case 13-2025 BZA
- 9) Consideration of Case 14-2025 BZA, an appeal of a zoning violation letter, dated 4/1/2025, regarding a temporary tent erected where it was prohibited as conditioned by the Zoning Commission in Case 1-2023 PUD, for the property located at 6694 and 6700 Clough Pike (Book 500, Page 360, Parcels 94 and 33)



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submitted by Michael J. Friedmann, RKPT, on behalf of Anderson Land Holding's, LLC, property owner, zoned "E PUD" Retail Planned Unit Development.

- 10) Discussion of Case 14-2025 BZA
- 11) Consideration of Case 15-2025 BZA, a conditional use request for a 660 SF expansion to the existing press box at the Anderson High School athletic field, per Article 5.4, I, 10 and 5.4 J of the Anderson Township Zoning Resolution located at 7560 Forest Road (Book 500, Page 204, Parcel 42 and 43) submitted by Charlie Jahnigen, SHP, on behalf of Anderson Township Board of Education, property owner, zoned "B" Residence.
- 12) Discussion of Case 15-2025 BZA
- 13) Consideration of Case 16-2025 BZA, a conditional use and variance request for permitting an accessory structure to be used for dwelling purposes as part of a short-term rental per Article 5.2, A, 8 and Article 5.4, I, 15 of the Anderson Township Zoning Resolution located at 596 Sutton Road (Book 500, Page 470, Parcel 80) submitted by Matthew Motz of Peepis Properties LLC, property owner, zoned "A" Residence.
- 14) Discussion of Case 16-2025 BZA
- 15) Consideration of Case 17-2025 BZA, a variance request for an 8 foot tall privacy fence in the in the side yard where fences in the side yard cannot exceed 4' in height and must be at least 75% open per Article 5.2, A, 9 of the Anderson Township Zoning Resolution located at 7793 Fox Trail Lane (Book 500, Page 190, Parcel 290) submitted by Tejal R. Bhatt, property owner, zoned "B" Residence.
- 16) Discussion of Case 17-2025 BZA
- 17) Consideration of Case 18-2025 BZA, a variance request for a covered porch addition, size 808.5 SF, with a 29'-9" rear yard setback where 35' is required per Article 3.3, C, 2, c of the Anderson Township Zoning Resolution located at 7125 Foxview Drive (Book 500, Page 261, Parcel 37) submitted by Cassidy Staver, Nstil Studio LLC, on behalf of Brad & Sara Fahrenkamp, property owner, zoned "A" Residence.
- 18) Discussion of Case 18-2025 BZA
- 19) Decision and Journalization of Case 11-2025 BZA
- 20) Decision and Journalization of Case 12-2025 BZA
- 21) Decision and Journalization of Case 13-2025 BZA



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22) Decision and Journalization of Case 14-2025 BZA

23) Decision and Journalization of Case 15-2025 BZA

24) Decision and Journalization of Case 16-2025 BZA

25) Decision and Journalization of Case 17-2025 BZA

26) Decision and Journalization of Case 18-2025 BZA