



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownshipOH.gov
AndersonCenterEvents.org

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Suzanne M. Parker

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Planning & Zoning Director

Paul J. Drury, Jr., AICP

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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, MAY 1, 2025, AT 5:30 P.M.,
AT ANDERSON CENTER, 7850 FIVE MILE ROAD

- 1) Approval of Agenda
- 2) Approval of Minutes
- April 3, 2025
- 3) Continuation of Case 7-2025 BZA, a conditional use request for a 2,195 SF addition and parking lot modifications, per Article 5.4, I, 9 of the Anderson Township Zoning Resolution (hospitals and institutions of an educational, religious, charitable, philanthropic nature), and a variance request for two 10' high fences where 6' is the maximum permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution located at 274 Sutton Road (Book 500, Page 460, Parcel 8) submitted by Steven Kenat, SHP, on behalf of SJO Kids Inc, property owner, zoned "H" Riverfront & "A" Residence.
- 4) Discussion of Case 7-2025 BZA
- 5) Consideration of Case 8-2025 BZA, a conditional use request for a short-term rental per 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.
- 6) Discussion of Case 8-2025 BZA
- 7) Consideration of Case 9-2025 BZA, a variance request for an addition, size 1,322 SF, with a 28' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution located at 673 Four Mile Road (Book 500, Page 401, Parcel 19) submitted by Marty Ober, Coldstream Exteriors, on behalf of Stephen P. Kosky III, property owner, zoned "A" Residence.
- 8) Discussion of Case 9-2025 BZA
- 9) Consideration of Case 10-2025 BZA, a conditional use request for an accessory structure, size 53' x 19', related to a government facility in a residential district per Article 5.4, I, 8 of the Anderson Township Zoning Resolution located at 645 Nordyke Road (Book 500, Page 114, Parcel 22) submitted by Michael Ellerbrock, Strand Associates, on behalf of Hamilton County Park District Board of Park Commissioners, property owner, zoned "AA" Residence.
- 10) Discussion of Case 10-2025 BZA



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- 11) **Continued** Consideration of Case 11-2025 BZA, a variance request for an addition, size 2,760 SF, with a 10'-3" 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.
- 12) **Continued** Discussion of Case 11-2025 BZA
- 13) Decision and Journalization of Case 7-2025 BZA
- 14) Decision and Journalization of Case 8-2025 BZA
- 15) Decision and Journalization of Case 9-2025 BZA
- 16) Decision and Journalization of Case 10-2025 BZA
- 17) **Continued** Decision and Journalization of Case 11-2025 BZA