

Cincy Cat Connection
Appeal of Notice of Refusal and Request for Variance
Zoning Certificate issued 7/2/26
Anderson Township Board of Zoning Appeals

Submitted by:

Linda Sieber Doyle, Founder and Executive Director

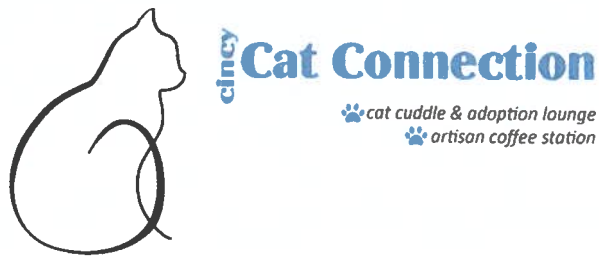
Submitted on:

July 15, 2026



Cincy Cat Connection
Documents Submitted in Support of
Appeal of Notice of Refusal/Request for Variance

- I. Cincy Cat Connection Executive Summary
- II. Cincy Cat Connection Description of Use
- III. Cincy Cat Connection Request for Zoning Variance
- IV. Kelly Properties Blueprint of 7747 Five Mile Road
- V. Cincy Cat Connection Informal Drawing of 7747 Five Mile Road
- VI. Anderson Township Notice of Refusal of Zoning Certificate
- VII. Anderson Township Plat showing distance of set back
- VIII. Email of neighbor behind 7747 Five Mile Road.



Executive Summary

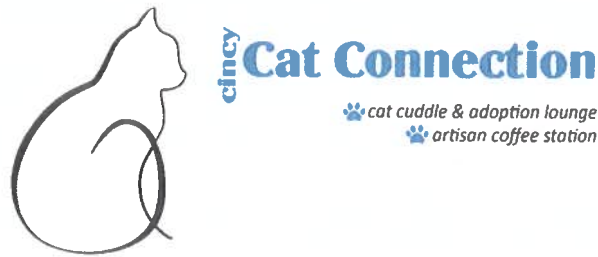
Company Overview: Cincy Cat Connection is a non-profit organization dedicated to bridging the gap between animal rescues and the public. We will provide a cage-free space for rescued kittens/cats to be showcased in a home-like, interactive environment, making adoption easier and more accessible. Our location will feature artisan coffee creations, allowing visitors a unique experience while connecting with the kittens/cats. Additionally, we aim to promote responsible pet ownership and raise public awareness about the importance of spaying/neutering, as well as the overall well-being of kitten/cats.

Problem Statement: The community kitten/cat population is growing rapidly, creating an ongoing challenge for Cincinnati. There is often a shortage of foster volunteers to support rescue organizations in caring for kittens/cats. This issue is especially prevalent in foster-based rescues, which lack physical locations to increase visibility and facilitate adoptions. However, this issue is widespread in all rescue organizations. As a result, kittens/cats often remain in foster care or cages for extended periods, limiting their chances of finding permanent homes. This hinders the capacity of rescues to continue their mission and creates a bottleneck in kitten/cat adoption accessibility.

Mission: Cincy Cat Connection collaborates with animal rescue organizations to provide kitten and cat adoptions in a cage-free, welcoming, and home-like environment that enhances visibility and well-being. We will advance our mission through community engagement, philanthropic support, and education while expanding access for all, particularly senior citizens and adults with disabilities. By reducing loneliness and social isolation, we strengthen the human-animal bond and promote meaningful, lasting connections.

Vision: Cincy Cat Connection will provide the rescue community with a resource that simplifies the adoption process, allowing for expedited kitten/cat adoptions, while also raising public awareness about the community kitten/cat population and strategies to manage its growth.

Values: Cincy Cat Connection values compassion, service, and community. We are committed to strengthening relationships with local rescues and fostering a supportive environment for all those who seek to adopt and care for kitten/cats. Our mission is rooted in a deep sense of service to animals and the local community.



Description of Use

Cincy Cat Connection is a nonprofit 501(c)(3) organization that operates a community-focused, cage-free cat foster and adoption lounge. The facility is designed to provide a welcoming, home-like environment where visitors can interact with adoptable cats from local rescue organizations while enjoying artisan coffee drinks.

The primary purpose of the space is to facilitate cat adoptions, increase adoption visibility, and educate the public about responsible pet ownership and community cat welfare. The adoption lounge will house a limited number of adoptable cats in a clean, enriching environment that promotes natural behaviors and positive interactions with potential adopters.

The facility will also serve as a community resource by hosting educational presentations, volunteer training, fundraising events, and outreach programs that support animal welfare. In addition, Cincy Cat Connection will offer programs that provide opportunities for seniors and adults with disabilities to experience the therapeutic benefits of animal companionship.

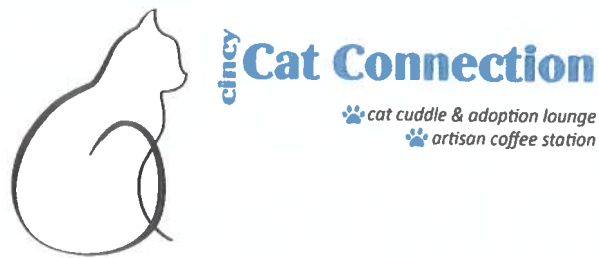
Cincy Cat Connection will provide a comfortable gathering place for visitors, volunteers, and community members. Retail sales of pet-related merchandise and branded apparel will also help support the organization's charitable mission.

Daily operations will include:

- Cat adoption services in partnership with animal rescue organizations
- Visitor interaction with adoptable cats by reservation and walk-in (as capacity allows)
- Coffee and beverage service in a separate, cat-free area
- Educational programming and community outreach
- Volunteer coordination and training
- Administrative offices for nonprofit operations
- Retail sales supporting the organization's mission

The facility is intended to operate as a quiet, low-impact community destination with regular daytime and early evening business hours. No breeding, veterinary services, medical care or overnight public events will be conducted on the premises. All cats will receive appropriate daily care, sanitation, and enrichment in accordance with established animal welfare standards.

The overall use combines charitable services, education, community engagement, and retail support to increase successful cat adoptions while strengthening the human-animal bond throughout the Greater Cincinnati community.



Request for Zoning Variance

Cincy Cat Connection respectfully requests approval of a zoning variance to allow the establishment of a nonprofit, cage-free cat foster and adoption center at 7747 Five Mile Road, Cincinnati 45230. Our organization partners with local animal rescues to increase cat adoptions, reduce shelter overcrowding, provide educational opportunities, and create a welcoming community gathering space. Approval of this variance will allow a beneficial community use while maintaining the character of the surrounding neighborhood. The property at 7747 Five Mile Road does not meet the setback rule. Anderson Township Zoning Resolution, Article 3.14, B, 2 states: "A building or premises may be used for any purpose except the following...Animal hospitals and structures where small animals are boarded, if closer than one hundred (100) feet to any Residence District..." Said property at 7747 Five Mile Road, Anderson Township is 71.9 feet from a Residence District.

This document will address this request through the lens of the seven (7) standards to be considered and weighed in determining whether a property owner has encountered practical difficulties in the use of the property.

Standard 1: The property in question will yield a reasonable return or there can be any beneficial use of the property without the variance.

While the property could potentially be used for another permitted commercial purpose, it is uniquely suited for Cincy Cat Connection's mission due to its layout, accessibility, parking, and visibility. Without the variance, the property cannot be used for its intended charitable purpose, preventing a significant community benefit that includes pet adoptions, volunteer opportunities, educational programming, and social engagement for residents, including seniors and adults with disabilities.

Although some economic use may exist, approval of the variance allows the property to achieve its highest community value while remaining a productive commercial space.

Standard 2: The variance is substantial.

The requested variance is **not substantial** because it does not alter the physical footprint of the building, require significant structural changes, increase traffic beyond comparable retail uses, or introduce an industrial or high-impact operation.

Cincy Cat Connection functions similarly to a boutique retail business or coffee shop with scheduled visitors, quiet operations, and indoor activities.

Standard 3: The essential character of the neighborhood would be substantially altered or adjoining properties would suffer a substantial detriment.

The proposed use will **not alter the essential character** of the neighborhood.

Cincy Cat Connection operates entirely indoors in a clean, professionally maintained environment. Cats are housed inside a climate-controlled lounge with extensive sanitation procedures, air filtration, odor management, and daily cleaning protocols.

The organization is expected to:

- Increase occupancy of a commercial property.
- Encourage pedestrian traffic to neighboring businesses.
- Improve community engagement.
- Create volunteer opportunities.
- Enhance the appearance and vitality of the shopping area.

There will be no excessive noise, outdoor kennels, or nuisance conditions associated with the operation.

Standard 4: The variance would adversely affect the delivery of governmental services (water, sewer, garbage, etc.).

Approval of the variance will **not adversely affect governmental services**.

Water, sewer, and refuse demands are comparable to those of similar retail businesses already permitted within commercial developments.

The operation will comply with all health department, fire safety, building code, and waste disposal requirements.

Standard 5: The property owner purchased the property with knowledge of the zoning restrictions.

The organization acknowledges the existing zoning requirements. However, the purpose of the Board of Zoning Appeals is to evaluate situations where strict application of zoning regulations unnecessarily limits beneficial uses that serve the public interest.

This request is not made to increase private profit but to establish a nonprofit organization dedicated to animal welfare and community service.

Standard 6: The property owner's predicament can be feasibly obviated through some method other than a variance.

There is **no practical alternative** that would allow Cincy Cat Connection the opportunity to open at this location and deliver its mission.

Relocating to another property would significantly delay the project, increase costs, and reduce accessibility to the community we intend to serve. The proposed location offers the visibility, accessibility, parking, and interior configuration necessary for safe operation and successful adoption programming.

Granting the variance is the most practical and reasonable solution.

Standard 7: The spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Granting the variance clearly upholds both the spirit and intent of the zoning code.

Cincy Cat Connection is not seeking to introduce an incompatible use but rather a low-impact nonprofit community resource that:

- Supports local rescue organizations by reducing overcrowding through increased adoptions.
- Promotes responsible pet ownership.
- Provides educational programming.
- Offers volunteer opportunities.
- Creates a welcoming gathering place for residents.
- Supports mental wellness through human-animal interaction.
- Increases patronage to neighboring businesses.

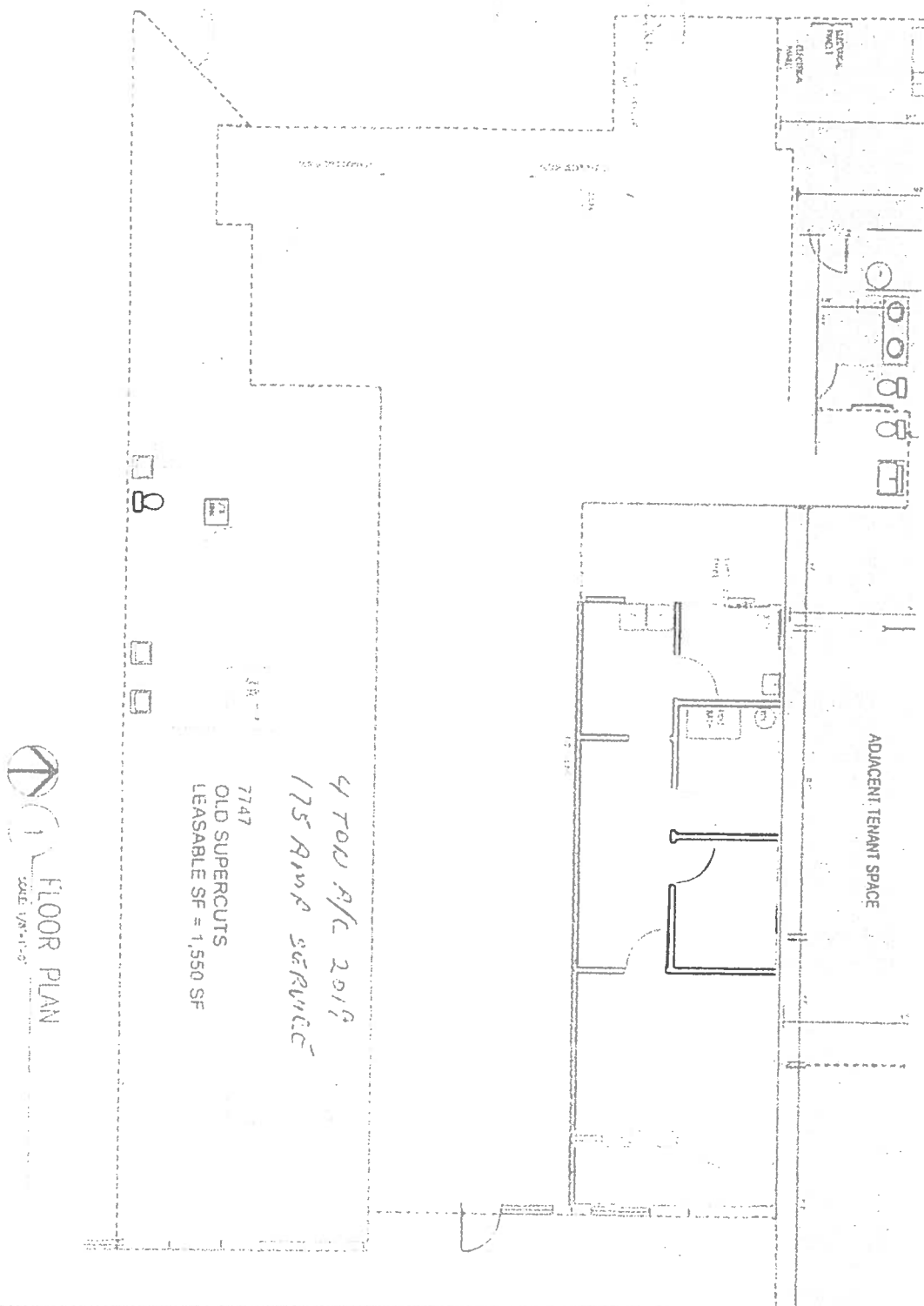
Approving this variance serves the public interest while maintaining compatibility with surrounding commercial uses.

Conclusion

Cincy Cat Connection respectfully seeks approval of the requested variance because it clearly satisfies the standards established by the Anderson Township Board of Zoning Appeals to be weighed and considered. The proposed use presents no substantial negative impact on neighboring properties or public services and is consistent with the character of the area.

Rather than creating hardship for the neighborhood, Cincy Cat Connection will become a valued Anderson Township asset by supporting local rescue organizations, educating the public, encouraging volunteerism, and creating a welcoming destination that benefits both residents and surrounding businesses.

For these reasons, we respectfully request that the Board grant the requested variance.




 FLOOR PLAN
 DATE: 1/18/19

FLOOR PLAN

1

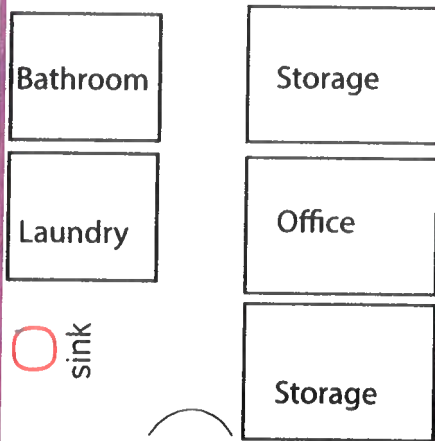
7747 & 7751

Five Mile Center
 Five Mile Road
 Cincinnati, Ohio 45230

PRELIMINARY
 1/18/19

KEY:

- new install
- new glass

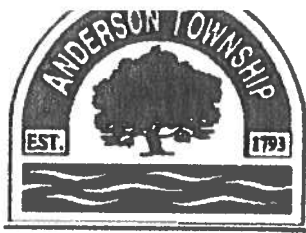


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Counter/stools

Paws & Play
Cat Lounge

Check In





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: Five Mile Shopping Center LLC
5710 Wooster Pike
Cincinnati, OH 45227

APPLICANT: Linda Doyle
Cincy Cat Connection

Your application of July 2, 2026 for a zoning certificate for change of use to a cat foster and adoption lounge where small animals are boarded with a setback of 71.9' from a Residence District, at the premises designated as 7747 Five Mile Road (Book 500, Page 273, Parcel 424) Zoned "E" Retail, Anderson Township, is hereby refused on this 2nd day of July, 2026, under Article 3.14, B, 2 of the Anderson Township Zoning Resolution for the reason(s) that:

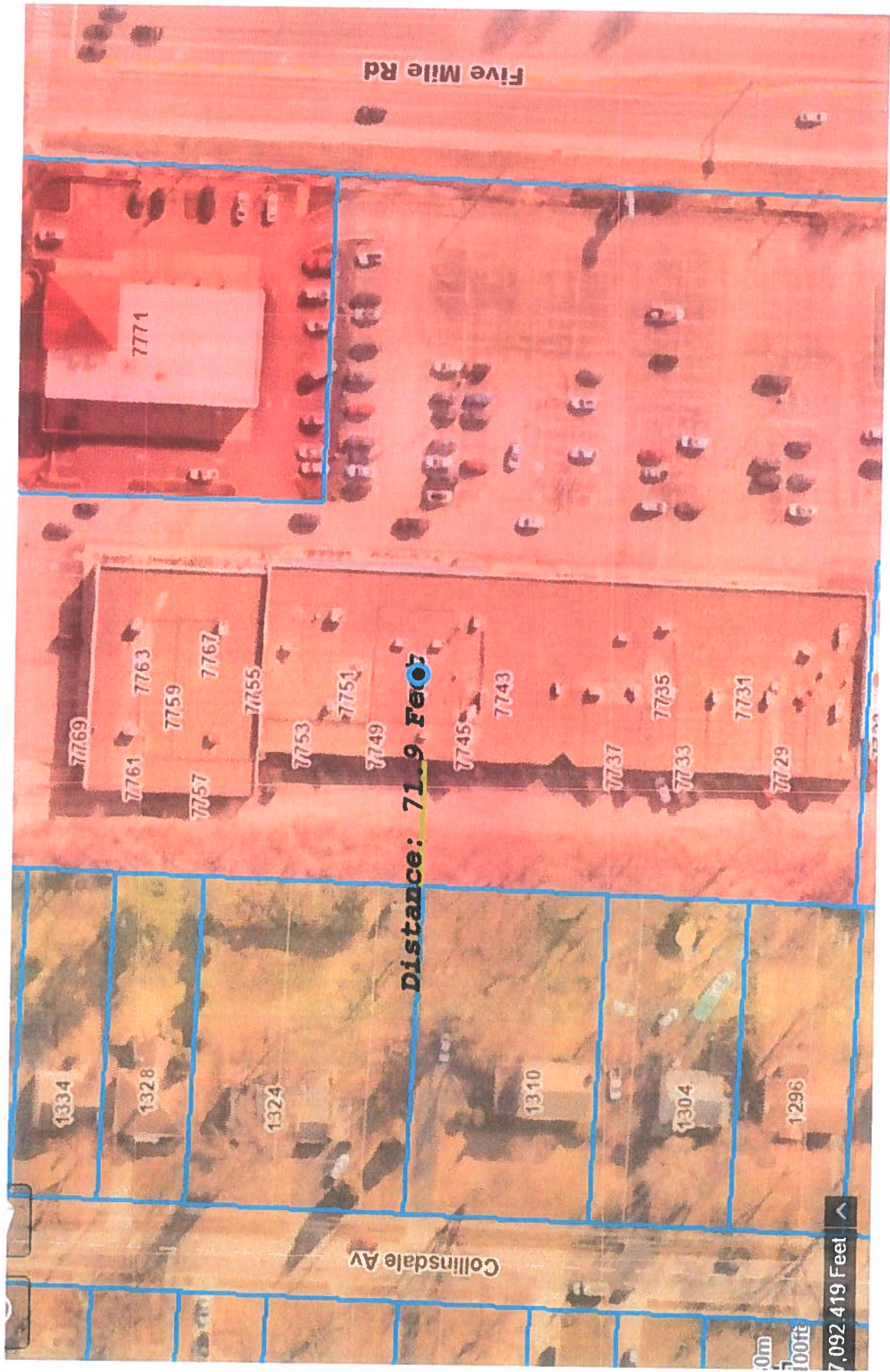
Article 3.14, B, 2 – A building or premises may be used for any purpose except the following... Animal hospitals and structures where small animals are boarded, if closer than one hundred (100) feet to any Residence District...

July 2, 2026

Date

Eli Davies
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.



Hello,

My name is Ann Myres and I own and live at 1328 Collinsdale Avenue. I support the mission of Cat Connection and have no issue with the zoning variance they are requesting. I think they will be a great addition to our community.

Thank you,

Ann Myres

513-313-4694

Sent from my iPhone