

Anderson Township Board of Zoning Appeals
Conditional Use Zoning Certificate Application

Short-Term Rental

7877 State Road

Cincinnati, Ohio 45255

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

Dear Members of the Board,

We respectfully request approval of a Conditional Use Zoning Certificate to operate a short-term rental at our property located at **7877 State Road, Cincinnati, Ohio 45255**.

The property is an existing, well-maintained single-family residence that will continue to be used solely as residential lodging. No exterior additions, structural modifications, or changes to the residential character of the property are proposed as part of this request.

We are committed to operating the property responsibly and in a manner that is compatible with the surrounding neighborhood. As outlined in this application, we have established operational policies addressing parking, occupancy limits, quiet hours, property maintenance, guest conduct, and a structured process for responding promptly to any concerns raised by neighboring residents or Anderson Township.

We believe the proposed use is consistent with the intent of the Anderson Township Zoning Resolution and satisfies the applicable Conditional Use standards. Approval of this application will allow the property to remain occupied, professionally maintained, and consistent with the character of the surrounding residential neighborhood.

Thank you for your time and consideration. We appreciate the opportunity to present our application and would be happy to answer any questions the Board may have.

Sincerely,


Richard Keith Waller

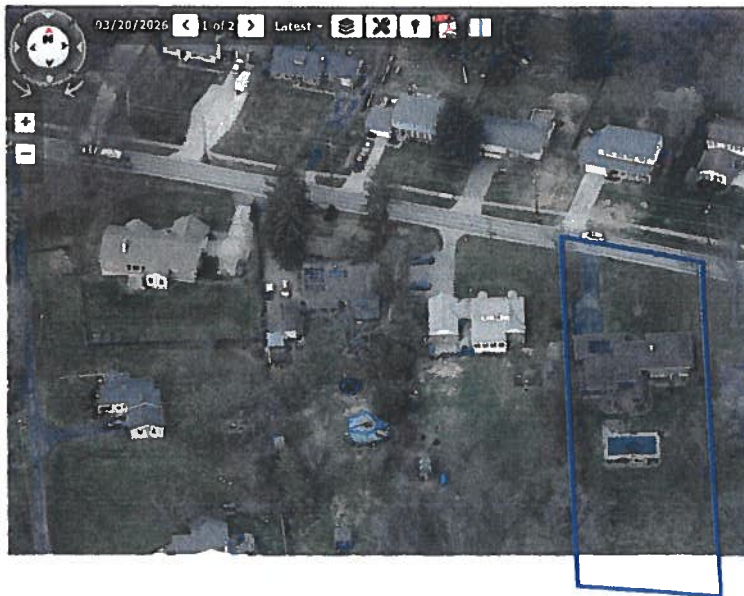
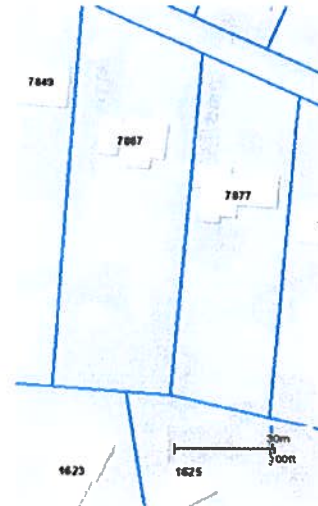
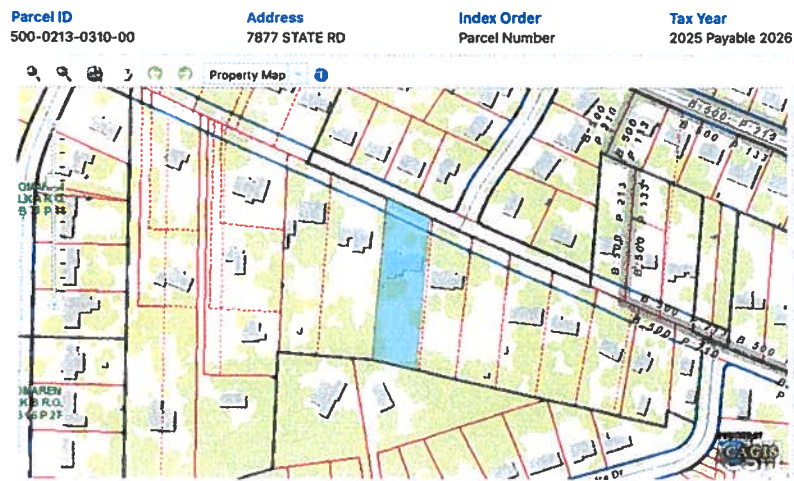
Kristine Song

Property Information

Address: 7877 State Road, Cincinnati, OH 45255

Property type: Existing single-family residence

No proposed modification to the property.



Compliance with Anderson Township Conditional Use Standards

1. Parking (Article 5.4, I, 15, h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.)

The property provides adequate off-street parking. Guests will be instructed to park only in the driveway. Street parking will not be permitted, minimizing impacts on neighboring properties.

2. Protection of Neighboring Properties (Article 5.4, I, 15, I. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.)

House rules include: maximum occupancy of eight guests; no parties or events; quiet hours from 10:00 PM to 8:00 AM; no amplified outdoor music; compliance with Township noise ordinances; trash and recycling in designated containers; acknowledgement of house rules before check-in; and immediate termination of reservations for significant violations. The home will be professionally cleaned and inspected between stays, and landscaping, lawn care, pool maintenance, and trash service will continue on a regular schedule.

3. Compatibility with the Neighborhood (Article 5.4, I, 15, 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.)

The property will remain a residential home.

There will be no exterior alterations to the existing structure.

There will be no commercial storefront, retail activity, weddings, parties, or other events.

Guests will simply occupy the home as temporary residents.

4. Exterior Lighting (Article 5.4, I, 15, S. All exterior lighting shall be directed away from adjacent residential properties.)

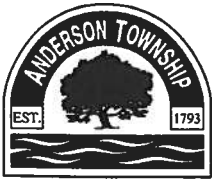
All exterior lighting will be directed away from adjacent residential properties.

5. Grievances (Article 5.4, I, 15, 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.)

Owners or a designated local contact will be available by telephone, text message, and email. Complaints from neighbors or Anderson Township will be acknowledged promptly and investigated. Guests who violate house rules will be required to comply immediately, and repeated or serious violations may result in removal in accordance with the booking platform's policies. Emergency contact information and house rules will be posted inside the home, and guests will receive written neighborhood expectations before check-in.

6. Meals (Article 5.4, I, 15, X. Meals shall be served only to guests or residents of the facility and not to the general public.)

Meals will not be served to guests or to the general public.



ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

CONSENT OF OWNER(S) TO INSPECT PREMISES

To: Anderson Township Board of Zoning Appeals Members and Staff
Anderson Center
7850 Five Mile Road
Anderson Township, Ohio 45230

Re: Review of Subject Site

Dear Members and Staff:

As owner(s) of the property located at 7877 State Road, we hereby grant permission to Members of the Board of Zoning Appeals and Staff of Anderson Township to enter the property for visual inspection of the exterior premises and to post a public hearing sign. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application filed with the Board of Zoning Appeals.

7-29-2026

Date

R. Kutt Waller

Owner

Owner

The names of the Anderson Township Board of Zoning Appeals Members are Paul Sian, John Halpin, Jennifer Barlow, Paul Sheckels, Greg Kuenning, Greg Heimkreiter, First Alternate and Tom Caruso, Second Alternate.