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September 10, 2026

## ***VIA HAND DELIVERY***

Anderson Township, Ohio Board of Zoning Appeals  
c/o Anderson Township Department of Planning and Zoning  
Attn: Paul J. Drury, AICP, Director of Planning and Zoning  
7850 Five Mile Road  
Cincinnati, Ohio 45230

**Re: Application for a Conditional Zoning Certificate (Short-Term Rental)**  
Property: 1319 Shirmer, Anderson Township, Hamilton County, Ohio 45230  
Parcel: Book 500, Page 0342, Parcel 0086 (0.150 acres)  
Zoning District: "C" Residence District  
Applicant / Owner: Whole Pillar 99 LLC

Dear Honorable Members of the Board of Zoning Appeals:

I am writing as counsel for Whole Pillar 99 LLC (the "Applicant"), the owner of the property at 1319 Schirmer Avenue, Anderson Township, Hamilton County, Ohio (the "Property"). On the Applicant's behalf, we respectfully submit this application for a conditional zoning certificate authorizing the use of the Property as a short-term rental, as provided in Article 5.14, I, 15 of the Anderson Township Zoning Resolution (the "Resolution"). This letter describes the request, the proposed operating conditions, and the reasons the request satisfies both the general standards of Article 2.12, D, 8, a, and the short-term rental standards of Article 5.14, I, 15.

The Property contains a two bedroom, one-bathroom, single-family dwelling on an approximately 0.150-acre lot that will remain a single-family dwelling in every physical and functional respect. Nothing about the exterior of the home, the site, or its relationship to neighboring properties will change. The only change is the duration of occupancy by the people who are lawfully staying there. The Applicant operates under agreement with AirBnB and has committed to a set of operating conditions including occupancy caps, on-site parking, a 24-hour local contact, and quiet-hour and no-event rules.

## **I. The Property and Its Surroundings**

The Property is zoned "C" Residence District, in which single-family dwellings are permitted. It is surrounded by single-family properties in the "C" Residence District.

## **II. The Proposed Use and the Applicant's Operating Commitments**

The Applicant proposes to rent the dwelling, in its entirety, to a single party at a time for stays of fewer than thirty (30) consecutive days. The Applicant will not rent individual rooms to separate parties, will not host events, weddings, or commercial gatherings, and will not permit the Property to be used for any purpose other than residential occupancy. Specifically, the Applicant commits to the following, and asks that they be imposed as conditions of approval under Article 2.12, D, 8, i:

- Occupancy will be limited to six (6) overnight guests.
- All guest parking will be accommodated on site, in the driveway, which accommodates three (3) vehicles.
- Mary Salti, or her designee, will be available twenty-four (24) hours a day, seven days a week, to respond to any complaint or emergency and will respond in person as she resides in Anderson Township.
- Quiet hours will run from 10:00 p.m. to 8:00 a.m.; outdoor amplified sound is prohibited at all times.
- No signage identifying the short-term rental use will be placed on the Property.
- Refuse will be stored in containers and set out only on the schedule applicable to every other residence on the street.
- The dwelling will be equipped with smoke and carbon monoxide detectors and fire extinguishers, and a posted evacuation plan, and will be maintained in compliance with the Anderson Township Property Maintenance Code.
- The Applicant will remit all applicable Hamilton County transient occupancy taxes and will maintain liability insurance covering the use.
- House rules incorporating each of the above will be provided to every guest at booking.

## **III. The Request Satisfies the Standards of Article 2.12, D, 8, a**

Article 2.12, D, 8, a, directs the Board to consider and apply four standards, each of which is satisfied.

**A. Spirit and Intent (Art. 2.12, D, 8, a, i).** The Resolution's stated purpose, drawn from R.C. 519.02, is to promote health, safety, morals, comfort, and general welfare; to conserve

and protect property and property values; and to secure the most appropriate use of land. Res. Art. 1.1, A. The purpose of the "C" Residence District is to accommodate single-family dwellings on small lots. The proposed use is fully consistent with both Ohio and Anderson Township law. The Property will continue to be occupied as a single-family dwelling by a single household-sized party at a time. There will be no new construction, no change in the exterior appearance of the home, no increase in impervious surface, and no change in density. The Township made the deliberate legislative judgment in Article 5.14, I, 15 that short-term rentals belong in residence districts when they are conditioned appropriately. The Applicant's proposal is precisely the type of tightly conditioned operation the Township contemplated in the Resolution.

**B. No Adverse Effect (Art. 2.12, D, 8, a, ii).** The standard asks whether the use will adversely affect adjacent property or the public health, safety, and general welfare. The recognized concerns with short-term rentals include parking spillover, noise, refuse, over-occupancy, and absentee ownership. Each are directly addressed by the commitments listed above and are enforceable as conditions. Beyond that, the practical facts of this Property limit any impact. For instance, the driveway accommodates multiple vehicles so that no guest vehicle need park on the street, and there is mature vegetation on the Property. Traffic generated by a single household is not materially different whether that household stays a week or a year; the Property generates no more trips than the single-family use the district already permits by right.

**C. Protection of Public Services (Art. 2.12, D, 8, a, iii).** This standard provides that the use respect, to the greatest extent practicable, natural, scenic, and historic features of significant public interest. The request involves no construction, no grading, no tree removal, and no site disturbance of any kind. Nor will the use burden public services as the dwelling is served by public water and sanitary sewer, the occupancy cap holds demand at or below that of a family occupying the home full time, and no new demand is placed on Township roads, fire, or emergency services.

**D. Consistent with Adopted Plans (Art. 2.12, D, 8, a, iv).** The 2022 Anderson Township Comprehensive Plan designates the Property as residential and calls for maintaining the character and quality of established residential neighborhoods and supporting reinvestment in the Township's existing housing stock. The proposal advances those objectives as it maintains the Property as a well-kept single-family residence, brings visitors to the Township's businesses, and supports continued private investment in an aging home. It is consistent with the Resolution as well, which expressly contemplates short-term rentals as a conditional use in residence districts.

#### **IV. The Request Satisfies the Standards of Article 5.14, I, 15**

Article 5.14, I, 15 sets out specific standards applicable to short-term rentals; specifically standards (h), (l), (m), (s), (v), (x). The Applicant addresses each of the applicable standards as follows:

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

*Response:* The existing driveway on the property provides parking for up to three (3) vehicles and will be primarily used for parking. No new vehicular use areas are proposed.

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

*Response:* The Applicant proposes conditions regarding occupancy and use, including quiet hours, rules prohibiting parties, and other operating measures as set forth hereinabove.

(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 with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.

*Response:* No exterior alterations of the existing dwelling or new structures are proposed.

(s): All exterior lighting shall be directed away from adjacent properties.

*Response:* All exterior lighting is currently directed away from adjacent 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.

*Response:* The Applicant is owned by a 30+ year resident of Anderson Township who lives in the Township. The Applicant will be the primary contact for any complaints and will be available nearby to address any issues.

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

*Response:* No meal service is proposed. Short-term rental guests will have use of the kitchen in the normal course of single-family residential use.

## **V. Conclusion**

The proposal maintains a single-family home in single-family use, does not add any structures, alters nothing visible from the street, and includes enforceable conditions that address every concern in the Resolution. It satisfies each standard in Article 2.12, D, 8, a, and each standard in Article 5.14, I, 15. The Applicant respectfully requests that the Board grant a conditional zoning certificate for the short-term rental use of the Property, subject to the conditions described in Part II above.

The Applicant and I will attend the public hearing on October 1, 2026, and we welcome the opportunity to answer the Board's questions at that time. We appreciate your time and consideration.

Thank you,

**Sean S. Suder**

Sean S. Suder, Esq.  
Counsel for Whole Pillar 99 LLC

Enclosures:

cc: Mary Salti

**EXHIBIT A – PROPERTY MAP**

**(Subject Property Highlighted)**

