Request and Operation Plan for Short-Term Rental

728 Four Mile Road, Anderson Township, Ohio

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BY:

Introduction

I would like to respectfully request approval to operate a short-term rental at my residence located at 728 Four Mile Road. First, I want to apologize to my neighbors and Anderson Township for not completing the appropriate zoning process before offering my home as a short-term rental. I was unaware that formal approval was required and appreciate the opportunity to present my operating plan and demonstrate my commitment to complying with all Township requirements.

I have been a resident of Anderson Township for nearly twenty years and have raised my four children in this community. Anderson Township has been my family's home, and I value the character, safety, and quality of life that make this area such a desirable place to live.

I am not a real estate investor, and this property is not a commercial investment property. I reside in the home full-time and work locally on a full-time basis. As my children have grown and moved out, I began exploring opportunities to occasionally rent my home when I am away. After observing friends successfully and responsibly using platforms such as Airbnb and VRBO, I decided to pursue a similar arrangement on a limited basis.

Property Information

The property consists of a three-bedroom, two-bathroom Cape Cod style home situated on approximately one-half acre. Two bedrooms are located on the first floor, with the third bedroom located on the second floor.

The detached garage is not accessible to guests and remains reserved for my personal use.

The home is centrally located on the lot, providing substantial separation from neighboring properties and ample outdoor space. Mature landscaping and existing vegetation create a natural buffer that helps screen outdoor activities from neighboring residences. Guests are permitted to use the backyard area, which are situated a significant distance from adjoining properties and designed to minimize potential disturbance to neighbors.

Operations and Management Plan

I am the owner, operator, and primary contact for the property. I will remain personally responsible for managing all reservations, guest communications, and property oversight. My contact information will be provided to Anderson Township and made available to neighboring property owners as required.

The home is rented only on an occasional basis when I am away from the property, typically one or two weekends per month. It is not operated as a full-time lodging business. Reservations are booked exclusively through Airbnb, which provides guest screening, identity verification, host protections, and liability coverage. Prospective guests must submit reservation requests describing the purpose of their stay. Individuals with negative reviews, concerning rental histories, or incomplete profiles are not approved.
Occupancy is limited to a maximum of eight guests, accommodated by four queen-sized beds.
To protect neighborhood quiet enjoyment, established quiet hours are strictly enforced between 10:00 p.m. and 7:00 a.m. Guests are informed of these requirements before arrival and through written house rules provided at the property.
Off-street parking is available on the driveway for up to six vehicles; however, guest parking is limited to four vehicles to ensure safe access and maneuverability. Street parking is prohibited and is not necessary given the occupancy limitations. Large landscape boulders have been installed along the driveway to prevent vehicles from encroaching onto neighboring property.
The property is equipped with exterior security cameras that monitor the driveway and rear entrance. These cameras are used solely for security, occupancy verification, and compliance with house rules. No interior surveillance devices are installed.
A smart lock system is utilized to provide unique access codes for each reservation. This system enables secure entry, allows access to be controlled remotely, and provides confirmation of guest arrivals and departures.
No food service is provided. Guests may bring and prepare their own food using the home's kitchen appliances, cooking utensils, and outdoor grill.

Property Rules for Guests

To ensure the property remains compatible with the surrounding residential neighborhood and to protect the quiet enjoyment of neighboring homes, all guests are required to comply with the following rules:

- Maximum occupancy is limited to eight (8) overnight guests.
- No parties, receptions, events, celebrations, or gatherings exceeding the approved occupancy limit are permitted.
- Quiet hours are strictly enforced from 10:00 p.m. to 7:00 a.m.
- Excessive noise, amplified music, outdoor speakers, yelling, or any activity that may disturb neighboring properties is prohibited at all times.
- Parking is limited to the driveway only. Guests may not park on the street, in neighboring driveways, or on adjacent properties.
- A maximum of four (4) guest vehicles is permitted on the property at any time.

- Guests must respect all neighboring properties and are prohibited from entering or trespassing onto adjacent lots.
- Outdoor activities must be conducted in a manner that does not create a nuisance for neighboring residents.
- Illegal activities of any kind are prohibited on the property.
- Smoking is prohibited inside the home, and the use of illegal drugs are prohibited inside and on the property.
- Guests are responsible for maintaining the property in a clean and orderly condition and for proper disposal of trash and recyclables.
- Pets are not permitted.
- The detached garage is not available for guest access or use.
- Tampering with security cameras, exterior lighting, smart locks, or safety equipment is prohibited.
- Violations of house rules may result in immediate termination of the rental without refund and removal from the property.

These rules are communicated to all guests before booking, posted within the home, and monitored throughout each stay. Any verified violation may result in cancellation of the reservation and denial of future bookings.

Neighborhood Compatibility

The property is not located within a homeowner's association and is not situated within a dense subdivision setting. The home has only three direct neighboring properties, each on lots of approximately one-half acre or larger. The spacing between residences provides an additional buffer that minimizes the likelihood of noise or other impacts on surrounding properties.

I continually invest in the maintenance and improvement of the property and have added landscaping to enhance privacy. As future resources permit, I intend to install additional screening and a privacy fence to further reduce visibility between properties.

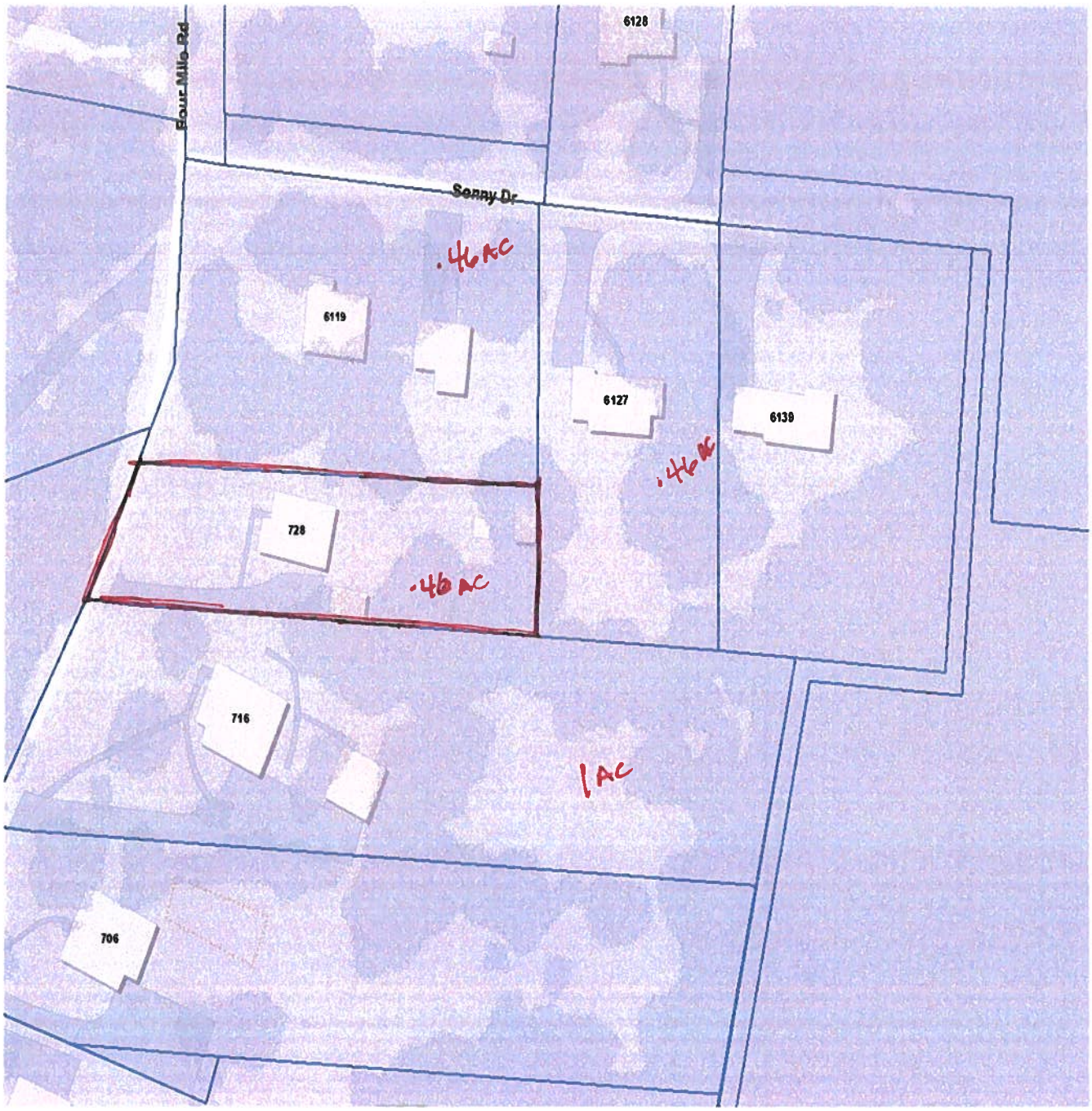
Because this is my primary residence, I have a direct personal interest in preserving the quality of the neighborhood and maintaining positive relationships with my neighbors. I do not want activity at my home to create a nuisance for anyone, including myself, and I am committed to addressing concerns promptly should they arise.

Property Maintenance and Community Benefits

Income generated through occasional short-term rentals helps offset the costs associated with maintaining an aging home and allows me to make improvements that enhance the appearance, functionality, and long-term condition of the property.
The additional income provides resources for ongoing repairs, landscaping improvements, maintenance projects, and future capital improvements that may otherwise be delayed.
Another benefit is that the property remains occupied and monitored while I am away. The presence of guests and vehicles at the home helps discourage criminal activity and provides an additional level of oversight that can contribute to property security.

Conclusion

I respectfully request approval to continue the limited and carefully managed short-term rental use of my home. The property is owner-occupied, rentals occur only occasionally, occupancy is limited, off-street parking is provided, quiet hours are enforced, and safeguards are in place to protect neighboring properties and preserve the residential character of the area.
As a longtime resident of Anderson Township, I remain committed to being a responsible property owner and neighbor. I welcome any reasonable conditions the Township believes are necessary to ensure compatibility with the surrounding neighborhood and look forward to working cooperatively with Township staff and residents moving forward.


Four Mile Rd
Senny Dr
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