

January 15, 2026

Paul Drury, AICP
 Director of Planning & Zoning
 Anderson Township
 7850 Five Mile Road
 Anderson Township, Ohio 45230



Dear Paul:

We're writing to ask for a conditional use variance to create an adult family home at **836 Forest Acres Drive, 45255; Tax ID/Parcel:050001110218; 0.36 acres; Zoned: B Legal Description: Forest Acres Drive Lot 10 15,828.63 sq. ft. Forest Trails Subdivision.** We built this fully accessible home for our family in 2010 because our youngest child, Nick, has used a walker and wheelchair since he was a toddler. Nick graduated from Anderson High School as one of hundreds of students with disabilities that FHSD serves. His home can accommodate three other adults with similar physical disabilities who need stable, ADA accessible permanent housing and who are living with aging caregivers who are aged 60 and older.

These are the ways that this conditional use variance complies with the 4 standards from Article 2.12, D, 8, a:

i. Intention of the Zoning Resolution and with District purposes.

In the spirit of the Anderson Township Zoning Resolution as amended 4/16/2020, this home will promote the health, safety, morals, comfort and general welfare for four adults with physical disabilities, three of whom are currently living with parents ages 60 and older, by providing accessible housing and stable ownership to conserve and protect the property and property values for use during Nick Buscani's lifetime (expected to be typical of the general population), all in accordance with the provisions of Section 519.01 et seq. of the Ohio Revised Code.

This home will be owned by our small business, and we have separately hired a staffing agency, Total Homecare Solutions, which is paid and licensed via Hamilton County DDS to provide care from providers that we choose. Since the staffing agency will not own the home, we are not required to be licensed and will not pursue licensure.

ii. No Adverse Effect. The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety, and general welfare.

Pete and Elyn Buscani will retain management of the residence as long as we are physically and mentally able with a succession plan for future management during Nick's lifetime. Ownership will be an LLC or non-profit structure, and we will hold ultimate responsibility for the property. We will be on the property weekly to visit our son and to monitor and support staff and the property.

Our intended House Manager, Anderson Township resident Tyler Myers, will be on the property at least 40 hours per week and will train and supervise staff. The main safety and security for the residents and neighborhood will be provided through staff who will always have auditory

monitoring at minimum for residents when they are in the home, and both visual and auditory monitoring typically.

We hosted an Open House for our neighbors on 12/4/25 with more than 50% of our neighbors in attendance. They had the opportunity to tour our home, hear more about our plans and ask questions. All of the comments were very positive and supportive. Furthermore, it is our hope that the residents, supported by staff, can provide “good neighbor” services to the neighborhood such as hosting cookouts, providing friendship, picking up mail and packages, retrieving garbage cans, hosting holiday events, etc.

Fire Safety

Through regular Hamilton County DDS welfare checks, the home is inspected for working smoke detectors by each bedroom. If there are hearing impaired residents, we will install a Deaf and Hard of Hearing (DHH) system. The lower level is accessed by both an elevator and stairs and there is a battery-operated stair climbing wheelchair in case of issues with the elevator. Both lower-level bedrooms have egress windows for easy exit in case of emergency. The kitchen has a working fire extinguisher, and the stovetop is electric induction. With electric induction, the stovetop shuts off automatically when a pot is removed. We will also have remote monitoring for fire alarms.

Security

In consultation with the families and prospective residents and experts, we will develop a security plan that everyone is comfortable with that will likely include installing a doorbell camera to monitor visitors, as well as closed circuit cameras to remotely monitor residents for health and safety concerns such as incontinence or seizures.

- iii. **Protection of Public Services: The proposed use and development should respect, to the greatest extent practicable, any natural, scenic, and historic features of significant public interest.**

This is an existing five-bedroom structure built in 2010 with no exterior changes planned including the driveway, lighting, etc. It will remain consistent with the rest of the neighborhood. Since the residents are unable to drive due to their disabilities, there will be room in the three-car garage and driveway for staff-owned cars and a van to transport residents.

We currently have and will maintain weekly curbside garbage and recycling pickups through Rumpke, and we compost produce scraps and yard clippings in a compost bin purchased from Hamilton County Environmental Services. We expect to be on the property at least weekly to visit our son and support staff.

- iv. **Consistent with Adopted Plans. The proposed use and development shall, as applicable, be harmonious with and in accordance with the general objective of the Township’s comprehensive plan and/ or Zoning Resolution.**

Similar four-resident homes for adults with I/DD in Anderson Township are successfully operating in residential neighborhoods including Stonegate and King Louis Court. Forest Hills School District

(FHSD) supports approximately 760 students from preschool to age 22 who are eligible for receiving special education services. The high quality of education that FHSD provides students with special needs has attracted families like ours to buy homes in Anderson Township. As these FHSD alumni age there needs to be stable, supported housing available to remain part of the community they know with their friends and loved ones.

Approximately 77,293 Ohio residents with an Intellectual or Developmental Disability (I/DD) live with family caregivers over age 60* including Pete (65) and Elyn (60) Buscani. For those living with aging caregivers, losing that caregiver is not a matter of if but when.

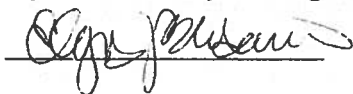
Individuals with an I/DD seek safe, stable and comfortable homes where they can be themselves, host friends and family, and access neighborhood amenities. Yet, too few affordable, supportive housing options exist.

We, the undersigned, certify that the information contained herein and in the attachments is true and correct to the best of our knowledge. Thank you for your consideration,

Pete Buscani; pbuscanijr@gmail.com 513-266-0614



Elyn Buscani; elynbus@gmail.com 513-967-6277



*Source: 2025 Greater Cincinnati Neuro-Inclusive Housing Market Analysis



Property Boundaries