



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownshipOH.gov
AndersonCenterEvents.org

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Joshua S. Gerth
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Vicky L. Earhart

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513.688.8433

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Eric J. Luginbuhl

District 5 Commander

Lt. Dave Downing
Hamilton Co. Sheriff's Office
513.474.5770

ANDERSON TOWNSHIP BOARD OF ZONING APPEALS AGENDA

**THURSDAY, JANUARY 8, 2026, AT 5:30 P.M.,
AT ANDERSON CENTER, 7850 FIVE MILE ROAD**

- 1) Approval of Agenda
- 2) Approval of Minutes
 - December 4, 2025
- 3) ~~Continuation of Case 14-2025 BZA, an appeal of a zoning violation letter, dated 4/1/2025, regarding a temporary tent erected where it was prohibited as conditioned by the Zoning Commission in Case 1-2023 PUD, for the property located at 6694 and 6700 Clough Pike (Book 500, Page 360, Parcels 94 and 33) submitted by Michael J. Friedmann, RKPT, on behalf of Anderson Land Holding's, LLC, property owner, zoned "E PUD" Retail Planned Unit Development.~~
Continued to the February 5, 2026 Board of Zoning Appeals meeting
- 4) Consideration of Case 2-2026 BZA, a variance request for a new single family residence with a 35.6' front yard setback where 50' is required per Article 3.20, C, 2, a of the Anderson Township Zoning Resolution located at 237 Four Mile Road, (Book 500, Page 403, Parcel 88) submitted by Jeff Nye, SSP Law, on behalf of David Katsikas, property owner, zoned "H" Riverfront.
- 5) Discussion of Case 2-2026 BZA
- 6) Consideration of Case 3-2026 BZA, a variance request for a 16' x 18' addition with a proposed rear yard of 40' where 60' is required per Article 3.1, D, 2, c of the Anderson Township Zoning Resolution located at 734 Cedar Crest Lane (Book 500, Page, 331, Parcel 12) submitted by Shelia Winders, property owner, zoned "AA" Residence.
- 7) Discussion of Case 3-2026 BZA
- 8) Consideration of Case 1-2026 BZA, an expansion of a previously-approved gravel mine conditional use (Case 16-2003 BZA, Case 2-2009 BZA, and Case 10-2018 BZA) to incorporate extraction-related operations (detention ponds, sediment structures, and a service road) outside of the previously approved conditional use area per Article 3.16, C, 1 of the Anderson Township Zoning Resolution located at 4455 Mt. Carmel Road (Book 500, Page 81, Parcel 32), submitted by Alexander C. Johnson, KMK Law, on behalf of Evans Gravel, Inc., property owner of 4455 Mt. Carmel Road, zoned "ID" Industrial Development District.
- 9) Discussion of Case 1-2026 BZA



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10) Decision and Journalization of Case 1-2026 BZA

11) Decision and Journalization of Case 2-2026 BZA

12) Decision and Journalization of Case 3-2026 BZA