

ANDERSON TOWNSHIP BOARD OF ZONING APPEALS

JANUARY 8, 2026

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on January 8, 2026, at 5:31 p.m. at the Anderson Center. Present were the following members:

Paul Sheckels, John Halpin, Paul Sian, and Jennifer Barlow

Also, present when the meeting was called to order, Eli Davies, Planner I, Stephen Springsteen, Planner I. A list of citizens in attendance is attached.

Staff and members of the public were asked to raise their right hand and swear or affirm to the following oath as read by **Mr. Sheckels**: Do you swear or affirm, to tell the truth, the whole truth and nothing but the truth, so help you, God?

Staff and those testifying replied "yes" to the oath issued by **Mr. Sheckels**.

Election of Officers

Mr. Halpin nominated Mr. Sheckels to serve as Chair of the Board. Mr. Sian seconded the nomination.

Vote: 4 Yeas

Mr. Halpin nominated Ms. Barlow to serve as Vice Chair of the Board. Mr. Sian seconded the nomination

Vote: 4 Yeas

Mr. Sheckels nominated Mr. Halpin to serve as Secretary of the Board. Mr. Sian seconded the nomination.

Vote: 4 Yeas

Approval of Agenda

Mr. Sian moved, Mr. Sheckels seconded to approve the Agenda for January 8, 2026, which was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Sian moved, Mr. Sheckels seconded to approve the minutes for the December 4, 2025, Board of Zoning Appeals meeting.

Vote: 4 Yeas

Consideration of Case 2-2026 BZA

Mr. Springsteen gave a summary of the staff report for Case 2-2026 BZA.

Mr. Jeffrey Nye, SSP Law, 7373 Beechmont Avenue, applicant, stated that the case is very simple. He stated that the property owner intended to renovate the home, but it fell down so

the nonconforming status was lost. He discussed the first and sixth factors for consideration, stating that the distance between the right of way along Four Mile Road and the rear property line is only about 90'. The zoning district requires a 50' front yard setback and a 35' rear yard setback which only leaves 5' for building, so a variance is needed to build a house on the lot – either for the front or rear yard. The existing foundation limits the feasibility of relocating the house. He discussed the second factor, stating that the variance is not substantial. The structure is setback more than 50' from the road and is uphill and partially screened from view. He discussed whether the request would alter the essential character of the neighborhood, stating that due to the elevation, lot shape, and the use of the adjacent parcels, there will be minimal to no impact on any of the adjacent properties. The applicant, Mr. Katsikas, met with some of the adjacent property owners while renovating the previous home and reports that they are happy to have a new house back on the lot. Due to those factors, approving the request would follow the spirit and intent of the zoning resolution and substantial justice would be done.

Ms. Mary Lorenz, 302 Four Mile, stated her support of the variance request. She stated that she would like to see a house on the property and that she knew the previous property owner. She stated she would prefer to see a house as opposed to a business on the lot.

Mr. Aaron Habig, 2702 East Kemper Rd, Cincinnati, OH, 45201, stated he was speaking neither in support or opposition to the variance. There are outstanding demolition permits and a flood hazard permit which still need to be completed for the already completed demolition. Our request would be for the necessary permits to be completed prior to issuance of a zoning certificate.

Mr. Sheckels asked **Mr. Habig** whether the property owner would have needed a permit if he had not touched the building. **Mr. Habig** replied that a permit would not be needed, but that Hamilton County Public Health would get involved due to the structure being a nuisance.

Mr. Nye stated that the application for a demolition permit had been submitted, and the property owner had the understanding that he needed to finish the variance process. He stated he will touch base with **Mr. Habig** and figure out what process is needed to be in compliance.

Mr. David Katsikas, 1225 Western Ave Cincinnati, OH, property owner of 237 Four Mile Rd, stated that the demolition permit was granted partially. Hamilton County had said to get the variance taken care of prior to completing the permit. He stated that the county is aware of the process he is taking. He initially was not aware a demolition permit would be required due to the building collapsing

Mr. Sian moved to close the public hearing. **Mr. Sheckels** seconded the motion.

Vote: 4 Yeas

The public hearing was closed at 5:46pm

Deliberation of Case 2-2026 BZA

The Board discussed 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.

Mr. Sheckels motioned to approve 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 with three conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

Consideration of Case 3-2026 BZA

Mr. Springsteen gave a summary of the staff report for Case 3-2026 BZA.

Ms. Shelia Winders, property owner 734 Ceder Crest Ln, stated that she purchased the property in 2016 which required extensive renovation. She loves her home and revitalized the rear yard with landscaping which provides a buffer from surrounding properties. She had a sunroom in her old house in Illinois which she misses and would like to have in her current house. She submitted a photo showing the view of the house from her downhill neighbor's back yard. She stated that the addition would be hard to see due to the steepness of the hill behind her house. She stated she loves her neighborhood and would never decrease the value of the property or the neighborhood.

Mr. Scott Rodgers, 6220 Cedar Crossing Ln, expressed his support for the variance. He stated that he is a neighbor of the applicant and he would be the builder for the project. He built his house in 2019 and the applicant quickly became good friends with his family. The applicant told him she loves the neighborhood but would really enjoy a four-seasons room which would help give her some privacy from traffic. He stated she has the best-looking house on the block and will make sure it fits with the character of the neighborhood.

Ms. Betsy Moore 725 Cedar Crest Ln, lives across the street from the property owner and is a registered architect in Ohio. Corner lots often have shallower rear yards than other properties do, which is definitely the case with this property. As has already been presented, the vegetation and topography make this addition unlikely to impact the neighborhood negatively. She states the applicant has dedication to maintaining her property and believes the project will only enhance the neighborhood. She urges the board to approve her request.

Mr. Sian moved to close the public hearing. **Mr. Sheckels** seconded the motion.

Vote: 4 Yeas

The public hearing was closed at **5:58pm**

Deliberation of Case 3-2026 BZA

The Board discussed 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.

Mr. Sheckels motioned to approve 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 with two conditions. **Mr. Sian** seconded.

Vote: 4 Yeas

Decision and Journalization of Case 2-2026 BZA

Mr. Sian motioned to Halpin 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 with three conditions. **Mr. Halpin** seconded.

Vote: 4 Yeas

Decision and Journalization of Case 3-2026 BZA

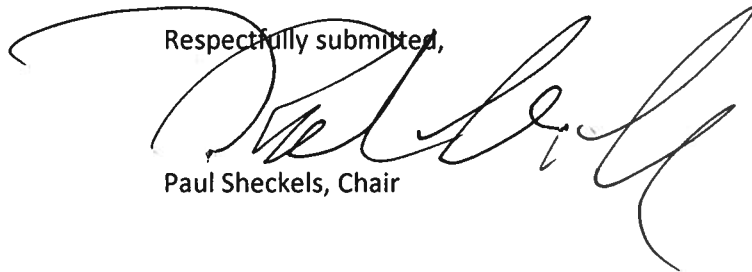
Mr. Sian motioned to approve a variance request for a 16' x 18' addition with a proposed rear yard of 40' where 60' is required per Article 3.1, D, 2, c of the Anderson Township Zoning Resolution with two conditions. **Mr. Halpin** seconded.

The next meeting is scheduled for Thursday, February 5, 2026, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **6:07pm**

Respectfully submitted,

Paul Sheckels, Chair

A large, stylized handwritten signature in black ink, likely belonging to Paul Sheckels, is written over the typed name.

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

PLEASE PRINT - THANK YOU

ADDRESS:

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