

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS  
MAY 1, 2025**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on May 1, 2025, at 5:30 p.m. at the Anderson Center. Present were the following members:

**Scott Lawrence, John Halpin, Paul Sheckels, Paul Sian, Jennifer Barlow**

Also, present when the meeting was called to order, Stephen Springsteen, Planner I, Eli Davies, Planner I, and Logan Vaughn, Co-op. 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. Lawrence**: 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. Lawrence**.

**Approval of Agenda**

**Mr. Springsteen** shared that **Case 11-2025 BZA** has requested a continuance to the June Agenda.

**Mr. Sian** moved, **Mr. Halpin** seconded to approve the Agenda for May 1, 2025, which was approved by the Board with unanimous consent.

**Approval of Minutes**

**Mr. Sheckels** moved, **Mr. Halpin** seconded to approve the minutes for the April 5, 2025, Board of Zoning Appeals meeting

Vote: 5 Yeas

**Consideration of Case 7-2025 BZA**

**Mr. Davies** gave a summary of the staff report for Case 7-2025 BZA.

**Mr. Sheckels** asked if the approval also included last month's submission. **Mr. Davies** confirmed that to be accurate.

**Steven Kenat, SHP, on behalf of SJO Kids Inc, property owner** stated he was happy to answer any questions and stated the staff summary did a great job setting the stage. He stated the plan for the fence replacement is to change the design in addition to the height, so the fence should be unclimbable.

**Mr. Sheckels** wanted to express appreciation for the applicant working with the Township to allay any concerns from the Township. **Mr. Kenat** shared that he believed the conversations were beneficial and productive.

**Mr. Sievers, Assistant Township Administrator, 7850 Five Mile Rd,** shared that he concurred with **Mr. Kenat** that Township Administration is in agreement with Planning & Zoning staff

concerning the conditions of safety services approving the plans prior to the zoning certificate being issued.

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

The public hearing was closed at 5:46 PM.

#### **Deliberation of Case 7-2025 BZA**

The Board discussed a variance request for a conditional use request for a 2,195 SF addition and parking lot modifications, per Article 5.4, I, 9 of the Anderson Township Zoning Resolution (hospitals and institutions of an educational, religious, charitable, philanthropic nature), and a variance request for two 10' high fences where 6' is the maximum permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution.

**Mr. Sheckels** motioned to grant a conditional use request for a 2,195 SF addition and parking lot modifications, per Article 5.4, I, 9 of the Anderson Township Zoning Resolution (hospitals and institutions of an educational, religious, charitable, philanthropic nature), and a variance request for two 10' high fences where 6' is the maximum permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution located at 274 Sutton Road (Book 500, Page 460, Parcel 8) submitted by Steven Kenat, SHP, on behalf of SJO Kids Inc, property owner, zoned "H" Riverfront & "A" Residence. **Mr. Sian** seconded.

Vote: 5 Yeas

#### **Consideration of Case 8-2025 BZA**

**Mr. Vaughn** gave a summary of the staff report for Case 8-2025 BZA.

**Matthew and Dina Motz of Peepis Properties LLC, property owner** stated that they have operated this property as a long-term rental for 3 years and they would like to turn it into a short-term rental. They continued that the secondary building does have a separate loft which includes a bedroom, a bathroom and a kitchen among some of the features.

**Mr. Sheckels** asked if the second building was a part of their request. **Mr. Motz** stated their desire would be to utilize both buildings for the short-term rental.

**Mr. Sheckels** asked if staff had a concern about the detached living unit in the second building. **Mr. Springsteen** responded that the type of use the applicant is describing is typically referred to as an accessory dwelling unit. The Township does not allow that type of use, as the living space is detached from the home it would not be permitted as an accessory apartment. **Mr. Springsteen** stated that if the Board were to approve only the primary residence, that staff would be comfortable with that. **Mr. Springsteen** and **Mr. Sheckels** talked through the scenarios for which the applicant could proceed, including proceeding with the application for the primary residence and looking to obtain a variance for the accessory structure living area at another meeting. **Mr. Motz** said that he was comfortable coming back next month for the variance to utilize the accessory structure.

**Mr. Halpin** asked if the structure was a garage, **Mr. Motz** clarified that it was a full apartment in addition to a two-car garage. **Mr. Lawrence** asked about how one accesses the apartment, **Mr. Motz** responded that you can access it through the garage or from the outside. Continued that the idea was that the rentals could be rented together separately.

**Mr. Sian** asked **Mr. Motz** when he purchased the property; **Mr. Motz** responded that they purchased it in 2018. **Mr. Sian** confirmed that the non-compliant improvements were made prior to purchasing the property; **Mr. Motz** responded that he had a relative that lived in the detached accessory apartment about 20 years ago.

**Mr. Motz** stated that he was fine moving forward with the short-term rental approval for the primary residence and coming back for a variance the detached accessory apartment.

**Mr. Guy Wolf, 6001 Stirrup Rd**, spoke in favor of the appeal. He asked about the lighting standards for the short-term rental. **Mr. Springsteen** stated that he could provide him with an answer in a follow-up email.

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

The public hearing was closed at 6:03 PM.

#### **Deliberation of Case 8-2025 BZA**

The Board discussed a conditional use request for a short-term rental per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.

**Mr. Sheckels** motioned to grant a conditional use request for a short-term rental per Article 5.4, I, 15 of the Anderson Township Zoning Resolution located at 596 Sutton Road (Book 500, Page 470, Parcel 80) submitted by Matthew Motz of Peepis Properties LLC, property owner, zoned "A" Residence. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Consideration of Case 9-2025 BZA**

**Mr. Vaughn** gave a summary of the staff report for Case 9-2025 BZA.

**Marty Ober, Coldstream Exteriors, on behalf of Stephen P. Kosky III, property owner**, shared that he is the hopeful contractor for the project. He shared the difficult existing conditions on the home make this the only viable location to expand the home

**Mr. Lawrence** asked about the setback for the proposed addition that **Mr. Ober** said was not incorrectly marked. **Mr. Ober** clarified that the plans that were submitted were accurate.

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

The public hearing was closed at 6:11 PM.

#### **Deliberation of Case 9-2025 BZA**

The Board discussed a variance request for an addition, size 1,322 SF, with a 28' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution.

**Mr. Sheckels** motioned to grant a variance request for an addition, size 1,322 SF, with a 28' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution located at 673 Four Mile Road (Book 500, Page 401, Parcel 19) submitted by Marty Ober, Coldstream Exteriors, on behalf of Stephen P. Kosky III, property owner, zoned "A" Residence. **Mr. Sian** seconded.

Vote: 5 Yeas

#### **Consideration of Case 10-2025 BZA**

**Mr. Davies** gave a summary of the staff report for Case 24-2024 BZA.

**Michael Ellerbrock, Strand Associates, on behalf of Hamilton County Park District Board of Park Commissioners, property owner** stated he believes this should be beneficial to the property owners and the neighbors in addition to the community.

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

The public hearing was closed at 6:23 PM.

#### **Deliberation of Case 10-2025 BZA**

The Board discussed a conditional use request for an accessory structure, size 53' x 19', related to a government facility in a residential district per Article 5.4, I, 8 of the Anderson Township Zoning Resolution.

**Mr. Sheckels** motioned to approve a conditional use request for an accessory structure, size 53' x 19', related to a government facility in a residential district per Article 5.4, I, 8 of the Anderson Township Zoning Resolution located at 645 Nordyke Road (Book 500, Page 114, Parcel 22) submitted by Michael Ellerbrock, Strand Associates, on behalf of Hamilton County Park District Board of Park Commissioners, property owner, zoned "AA" Residence. **Mr. Sian** seconded.

Vote: 5 Yeas

**Mr. Springsteen** stated while staff would work on preparing the resolutions for the evening's cases, a student was required to ask the Board questions as a part of a project she is working on.

**Ms. Gabby Phillips, 1830 Wolfangel Road**, asked the board what is being done regarding current zoning issues the community is facing. **Mr. Sheckels** explained the role that the Board of Zoning Appeals plays in current zoning issues. **Mr. Davies** expanded on Mr. Sheckels response by stating the role Zoning Commission, the Board of Zoning Appeals and the Trustees play in addition to the various plans that are adopted to address the zoning needs of the community.

**Ms. Phillips** asked how younger residents can be involved in the zoning to help create a difference. **Mr. Davies** shared the various ways public input can be given to the department as well as the committees the Township has which residents can serve on to help move forward various initiatives.

#### **Decision and Journalization of Case 7-2025 BZA**

**Mr. Sian** motioned to grant a conditional use request for a 2,195 SF addition and parking lot modifications, per Article 5.4, I, 9 of the Anderson Township Zoning Resolution (hospitals and institutions of an educational, religious, charitable, philanthropic nature), and a variance request for two 10' high fences where 6' is the maximum permitted per Article 5.2, A, 9 of the Anderson Township Zoning Resolution located at 274 Sutton Road (Book 500, Page 460, Parcel 8) submitted by Steven Kenat, SHP, on behalf of SJO Kids Inc, property owner, zoned "H" Riverfront & "A" Residence, with three (3) additional conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Decision and Journalization of Case 8-2025 BZA**

**Mr. Sian** motioned to grant a conditional use request for a short-term rental per Article 5.4, I, 15 of the Anderson Township Zoning Resolution located at 596 Sutton Road (Book 500, Page 470, Parcel 80) submitted by Matthew Motz of Peepis Properties LLC, property owner, zoned "A" Residence, with two (2) additional conditions. **Mr. Lawrence** seconded.

Vote: 5 Yeas

#### **Decision and Journalization of Case 9-2025 BZA**

**Mr. Sian** motioned to grant a variance request for an addition, size 1,322 SF, with a 28' front yard setback where 50' is required per Article 3.3, C, 2, a of the Anderson Township Zoning Resolution located at 673 Four Mile Road (Book 500, Page 401, Parcel 19) submitted by Marty Ober, Coldstream Exteriors, on behalf of Stephen P. Kosky III, property owner, zoned "A" Residence, with three (3) additional conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

#### **Decision and Journalization of Case 10-2024 BZA**

**Mr. Sian** motioned to grant a conditional use request for an accessory structure, size 53' x 19', related to a government facility in a residential district per Article 5.4, I, 8 of the Anderson Township Zoning Resolution located at 645 Nordyke Road (Book 500, Page 114, Parcel 22) submitted by Michael Ellerbrock, Strand Associates, on behalf of Hamilton County Park District Board of Park Commissioners, property owner, zoned "AA" Residence, with two (2) additional conditions. **Mr. Halpin** seconded.

Board of Zoning Appeals  
May 1, 2025  
Page 6

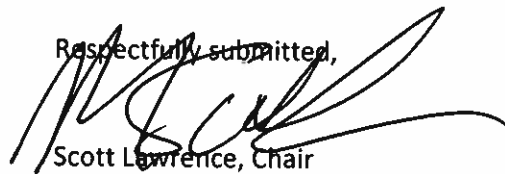
Vote: 5 Yeas

**Mr. Sian** moved to adjourn, **Mr. Halpin** seconded. Meeting adjourned with unanimous consent and with no objections from the Board.

The next meeting is scheduled for Thursday, June 5, 2025, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at 7:01 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Scott Lawrence", is written over the typed name.

Scott Lawrence, Chair

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS  
ATTENDANCE SHEET**

**THURSDAY, MAY 1, 2025 AT 5:30 P.M.  
ANDERSON CENTER, 7850 FIVE MILE ROAD**

**PLEASE PRINT - THANK YOU**

**NAME:**

**ADDRESS:**

Matthew and Deva Moitz	1002 HIMITZ Ln Pin OH 45230
Eric Cummins	
Mike Ellerbrock	615 Elsinore Pl., Cincinnati, OH 45202
J. J. Sanitato MD	7333 Eastborne Rd Cin OH 45255
V. TERRANOVA	7343 Ridgepoint
Jack Wslgk	7345 Eastborne Rd
Steve Kosky	673 4 mile Rd 45230
Guy Wolf	6001 STIRRUP RD 45244
JANE MISIEWICZ	6001 STIRRUP RD 45244
Ind Phillips	1830 Wolfangel Rd 45255
Gabby Philipp	1830 Wolfangel Rd 45255
JOHN GUERIN	274 SUTTON RD
Marty Ober	673 4 mile Rd 45230
Adam HYATT	1644 Squires Wood Ct
KRISTEN HOFFMAN	274 SUTTON RD
Gabe KENAT	312 PURW ST #700
Rick Conrad	909 JORDAN MANOE OH 45250