

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
NOVEMBER 7, 2024**

The Anderson Township Board of Zoning Appeals held a regular meeting, duly called, on November 7, 2024, at 5:30 p.m. at the Anderson Center. Present were the following members:

Paul Sian, John Halpin, Paul Sheckels, Scott Lawrence, Jeff Nye

Also, present when the meeting was called to order, Stephen Springsteen, Planner I, Eli Davies, Planner I, Mallory Clapp, Co-op, and Benjamin J. Yoder, Legal Counsel. 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. Sian: 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. Sian.

Approval of Agenda

Mr. Nye shared due to the size of the crowd at the meeting it make sense to poll the crowd and adjust the agenda to have the cases with the lower turnout to go first and have the more popular cases go at the end. Mr. Nye polled the crowd indicating the majority of the attendees were there for Case 24-2024 BZA and then the next highest number of attendees were there for Case 22-2024.

Mr. Nye moved to amend the agenda to have Case 25-2024 and Case 26-2024 to be heard first followed by Case 22-2024 and Case 24-2024, Mr. Sheckels seconded to approve the Agenda for November 7, 2024 was approved by the Board with unanimous consent.

Approval of Minutes

Mr. Halpin moved, Mr. Lawrence seconded to approve the minutes for the September 5, 2024, Board of Zoning Appeals meeting

Vote: 5 Yeas

Consideration of Case 25-2024 BZA

Mr. Davies gave a summary of the staff report for Case 25-2024 BZA.

Tracey Diehl, from Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Commissioners, property owner stated that the original submission by the Hamilton County Park District was much larger and the submission in front of the Board today is the smallest sign in the sign package available to the Park District. She continued the reason for the signage change is apart of a greater sign refresh done countywide by the Park District. Ms. Diehl stated that after discussions with staff when reviewing the compliance of their submittal, they discovered the noncompliance and worked to reduce the sign size to get closer to the compliance. She reviewed how she felt their application lined up with the variance criteria.

Mr. Nye asked if she knew the existing sign square footage. **Ms. Diehl** shared that she did not know the specific size of the existing sign. **Mr. Nye** asked about the new signage height, **Ms. Diehl** stated that it would be a maximum of 8 feet in height and go down from there. **Mr. Nye** asked if her staff had made any additional attempts to reduce the sign size, **Ms. Diehl** stated that this was the smallest they could make the sign.

Ms. Bobbie Ackley, 7137 Five Mile Rd, shared that she lives down the road from the park and does not view this as a necessary upgrade as the current sign currently looks great. **Mr. Springsteen** asked if her comments were regarding the next case which was down the street from her home, **Ms. Ackley** confirmed that her testimony was in relation to Case 26 and not Case 25.

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

The public hearing was closed at 5:50 PM.

Deliberation of Case 25-2024 BZA

The Board discussed a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution.

Mr. Nye motioned to grant a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution located at 8250 Old Kellogg Rd (Book 500, Page 102, Parcel 36), submitted by Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Commissioners, property owner, zoned "AA" Residence. **Mr. Halpin** seconded.

Vote: 4 Yeas
 1 No, Mr. Sheckels

Consideration of Case 26-2024 BZA

Mr. Davies gave a summary of the staff report for Case 25-2024 BZA.

Mr. Nye asked if staff knew the specific dimensions of the existing sign. **Mr. Springsteen** stated staff did not have that information at the moment.

Tracy Diehl, from Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Commissioners, property owner stated that .

Mr. Nye asked if she knew the existing sign square footage. **Ms. Diehl** shared that she did not know the specific size of the existing sign, but that the proposed signage was not as long as the current sign and the existing sign is angled and has two sign faces so this is smaller.

Mr. Sian asked **Ms. Ackley** if she wanted to add anything to her previous testimony regarding Case 26, she indicated she did not.

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

The public hearing was closed at 6:04 PM.

Deliberation of Case 26-2024 BZA

The Board discussed a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution.

Mr. Nye motioned to grant a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution, located at 7075 Five Mile Rd (Book 500, Page 264, Parcel 3), submitted by Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Commissioners, property owner, zoned "AA" Residence. **Mr. Halpin** seconded.

Vote: 4 Yeas
 1 No, Mr. Sheckels

Consideration of Case 22-2024 BZA

Mr. Davies gave a summary of the staff report for Case 22-2024 BZA.

Richard B. Tranter, Esq., Dinsmore & Shohl LLP on behalf of Kroger, Inc., lessee, on behalf of 4320 Mt. Carmel Road LLC, property owner, introduced his team, Akiva Freeman, 1014 Vine Street, Cincinnati, Ohio 45202, with Kroger, Daniel Veatch, 4529 Floral Avenue, Cincinnati, Ohio 45212, with Kroger, and Patrick Garrett, 100 Trade Street, Lexington Kentucky, 40511, with Denham-Blythe Company,. **Mr. Tranter** submitted into the record were 4 pieces of evidence including three aerials and their updated site plan that staff received in the morning of November 7th. **Mr. Tranter** went through the newly submitted documents and discussed how those addresses comments from staff as well as their request for a variance to a portion of the landscaping requirements. **Mr. Tranter** also talked about how the appeal stacked up against the conditional use criteria.

Mr. Nye asked about the vehicles entering and leaving the site per 24 hours, **Mr. Veatch** stated that they are looking at between 70-100 vans being dispatched per day. **Mr. Veatch** continued explaining the order processing and order distribution process.

Mr. Sheckels stated he did not notice an enclosure on the submitted plans and asked if the proposed Dockzilla would be a slab on grade operation. **Mr. Garrett** replied that the Dockzilla is enclosed itself and there is a slab on grade prepared, but the Dockzilla will sit on top of that.

Mr. Tranter asked **Mr. Veatch** if he could confirm the van release times, **Mr. Veatch** shared that there are 5:00 am for the earliest van dispatch time and 1:00-2:00 pm for the latest dispatch time with the last van coming back to the site at around 10:00 pm.

Mr. Tranter continued with how the appeal stacked up against the conditional use criteria and their variance request.

Mr. Sheckels asked if the landscape islands will be poured in place islands or marked asphalt, **Mr. Garrett.** replied they would be pour in place concrete islands.

Mr. Nye asked if Mr. Tranter could give the audience any assurances to ease residents in the audience who are uneasy about approving variances for this specific property owner. **Mr. Tranter** stated that he didn't want the Board to grant the variance based on the user of the land or the owner of the land, but only to grant the variance if it makes land use sense and if the existing conditions of that area warrant a variance.

Mr. Sheckels asked if there is a way to grant the variances through the Board of Zoning Appeal if an applicable use, **Mr. Yoder** stated that he believes they could do something to that effect. **Mr. Tranter** concurred that the Board could attach any condition.

Mr. Halpin asked if any inventory will be maintained on site, **Mr. Veatch** stated no inventory will be on site. Mr. Halpin asked what the service area is for this facility, Mr. Veatch stated it is based on a heat map of requests but it is generally as far east as Bethel, as far north as the Loveland area, as far west as I-71, and as far south as the Ohio River.

Mr. Sheckels asked if the products in the vans come from the store, **Mr. Veatch** stated all the products that get loaded into the trucks and then the vans come from the Monroe fulfillment center.

Mr. Daniel Utt, One East Fourth Street, Cincinnati, OH 45202 from Keating Muething & Klekamp PLL, on behalf of 4320 Mt. Carmel Road LLC, property owner, gave additional context to the property's history, its existing conditions, and that they are working to get in compliance with all appropriate departments and regulations.

Mr. Sian asked if the lease had been executed, Mr. Utt stated that they are in the final stages of the lease agreement. Mr. Sian asked if he could share the length of the lease, Mr. Utt stated it is for 5 years with renewal options.

Mr. Freeman shared his excitement about the project and the long-term vision for this project.

Mr. Jack Gordon, 4302 Mt. Carmel Rd, stated that his opposition to the appeal citing concerns with traffic, history with the property owner, safety, stormwater and drainage maintenance, and noise and other nuisances. **Mr. Nye** asked Mr. Gordon which home in the area was his, Mr. Gordon described his home and approximate location in relation to the photos in the presentation. Mr. Halpin asked him how long Mr. Gordon has lived there; Mr. Gordon stated it has been 27 years. Mr. Halpin asked if it was fairly industrial at that time, Mr. Gordon stated it wasn't.

Mr. Tom Sill, 3367 Merwin 10 Mile Rd, stated his opposition to the appeal due to concerns with traffic and potential nuisances.

Mr. Matthew Greenberg, 4040 Mt. Carmel Rd, stated his opposition to appeal due to concerns with traffic and potential nuisances.

Ms. Marycarol Schimpf, 3851 Mt. Carmel Rd, stated her opposition to the appeal due to concerns with traffic and potential nuisances and was confused regarding the public transit portion of the appeal. **Mr. Nye** asked what portion of the appeal she was referring to; she stated it was number 7 in the appeal. **Mr. Springsteen** asked what light nuisance she was referencing in her concern, she stated she was not sure if the lighting would look similar to the ambient lighting at athletic fields nearby. **Mr. Springsteen** stated that all lighting is required to meet the footcandle requirements in the Zoning Resolution. **Ms. Schimpf** asked about the backing up noises that the vehicles make, **Mr. Springsteen** stated that he would refer to Kroger as far as what noises the vehicles will make but his assumption that is just a safety feature of the vehicle. **Mr. Springsteen** continued that the purpose of public transit criteria she was referencing was that if the applicant was requesting a variance, this was their opportunity to indicate what is something extra they might offer the area in return.

Mr. Jason Gordon, 4340 Mt. Carmel Rd, stated that his opposition to the appeal citing concerns with traffic, history with the property owner, safety, stormwater and drainage maintenance, and noise and other nuisances.

Mr. Tranter stated that he respected everyone who spoke, however, traffic is not a basis to deny this appeal. **Mr. Tranter** explained their potential use of the driveways and access points and reiterated that Kroger is not doing anything more intense than what has historically been done there. **Mr. Veatch** confirmed **Mr. Tranter's** explanation of the projected traffic route.

Mr. Nye stated that he believes part of their concern is that 10 trucks and 75 vans will be moving through an access point which he and his kids will also have to use. **Mr. Nye** continued that the adverse effect on adjacent property owners is a performance standard has to be weighed and asked if **Mr. Tranter** could speak to that. **Mr. Tranter** stated that there is a stigma when people hear 10 semi-trucks and it will not be as challenging as people might imagine, similarly with the vans that they will follow common courtesy traffic patterns and that residents should not face difficulty exiting onto Mt. Carmel Rd. **Mr. Nye** asked **Mr. Veatch** if he could add more context to what the traffic pattern might look like coming out of Kroger. **Mr. Veatch** stated that they will not be sending out all 70 at once, they will stagnate to about 9 to 10 vans exiting the property per hour with the last outbound van leaving at 3:00 pm. **Mr. Lawrence** confirmed that it would be on average one van every 5 to 6 minutes from 5:30 am to 3:00 pm. **Mr. Veatch** said he could not confirm the math but that sounded about right, there would not be all vans being released at once.

Mr. Tranter stated that he sees this as an improvement to the site and the neighborhood as Kroger is making a significant investment in the property.

Mr. Utt added that he also respects the viewpoints from the residents who spoke and that there are traffic controls in place to handle this use. **Mr. Utt** continued that **Mr. Evans** is in litigation with **Mr. Gordon** regarding the neighboring property, but that has no bearing on this case.

Mr. Nye moved to close the public hearing. **Mr. Lawrence** seconded the motion.

The public hearing was closed at 7:45 PM.

Deliberation of Case 22-2024 BZA

The Board discussed a conditional use request for a storage and distribution facility, per Article 3.16, C, 4 of the Anderson Township Zoning Resolution.

Mr. Nye motioned to grant a conditional use request for a storage and distribution facility, per Article 3.16, C, 4 of the Anderson Township Zoning Resolution, located at 4320 Mt Carmel Road (Book 500, Page 90, Parcel 23) submitted by Richard B. Tranter, Esq., Dinsmore & Shohl LLP on behalf of Kroger, Inc., lessee, on behalf of 4320 Mt. Carmel Road LLC, property owner, zoned "ID" Industrial Development. **Mr. Sheckels** added additional conditions. **Mr. Halpin** seconded.

Vote: 5 Yeas

Consideration of Case 24-2024 BZA

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

Timothy M. Burke of Manley Burke, on behalf of Todd and Callista Daniels, property owners stated that he would call Ms. Daniels for questioning. Mr. Burke questioned Ms. Daniels about her short-term rental, her application, active zoning and building violations for the property, and an event that happened on September 15th, 2024.

Mr. Nye asked Ms. Daniels about the number of bedrooms on the listing and the maximum number of occupants allowed as there seemed to be inconsistencies with testimony and the application. **Ms. Daniels** clarified that originally the listing was for a maximum of 18 occupants and 7 bedrooms, after the incident on September 15th, the maximum number of occupants was reduced to 14 and the number of bedrooms was reduced to 5 after she realized she needing building permits for two bedrooms in the basement and they will not be using the 2 bedrooms until they receive their building permits and are found compliant with all applicable regulations. Mr. Nye asked for clarification on where the available space was for 14 people, Ms. Daniels explained the sleeping accommodations in the residence. Mr. Nye asked about the number of guests that are allowed, Ms. Daniels stated that only 4 guests not staying at the short-term rental are permitted to come over instead of the 40 guests which were permitted previously. Mr. Nye asked how many people there were at the September 15th event, Ms. Daniels said the event was for 30 guests in addition to 5 people staying at the home. Mr. Nye asked for what event happened on September 15th, Ms. Daniels stated it was a baby shower and detailed what she knew of the event. Mr. Nye asked since she lived 10 minutes down the road if she came over to the house after she was notified of the incident, Ms. Daniels stated that at the time she was on her way back from Atlanta and while her husband was 10 minutes away he was not contacted until after 8 that night at which point she was already addressing the problems. Ms. Daniels outlined when she was notified, when she responded and what she knew happened during and after that.

Mr. Lawrence asked how frequently the residence was being rented, Ms. Daniels outlined how often she knew it had been rented since they started renting in the Spring. Mr. Lawrence asked what the minimum and maximum number of people that have stayed there so far, Ms. Daniels stated that the minimum number of people was 6 or less and the maximum number of people was 14 at most for one stay so far. Mr. Lawrence asked if there was a minimum number of days per stay, Ms. Daniels stated there was a 4 night stay minimum.

Ms. Amy Duffy, 6543 Kentuckyview Dr, stated her opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024.

Ms. Andrea Havens, 6531 Kentuckyview Dr, stated her opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024. **Mr. Burke** asked Ms. Havens if she had hosted a business party at the short-term rental, she confirmed that she did.

Ms. Jean Bode, 6549 Kentuckyview Dr, stated her opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024. **Mr. Burke** asked if she could clarify that she knew a short-term rental was still operating in October, Ms. Bode stated she could not state with certainty that the short-term rental was still operating in October.

Mr. David Spanogians, 6579 Kentuckyview Dr, stated his opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024. **Mr. Burke** asked Mr. Spanogians what parking rules had been violated at the residence, Mr. Spanogians stated he believed that there were cars that were parked too close to driveways which made it so residents were unable to back out of their driveways. Mr. Burke asked Mr. Spanogians how many times he witnessed residents unable to back out of their driveways, Mr. Spanogians stated that he can only think of one incident which was when a tree removal service couldn't get a home on Kentuckyview to remove a fallen tree. Mr. Burke asked Mr. Spanogians if he knew why there was a delay and what the kind of delay there was stemming from the tree removal incident, Mr. Spanogians stated a tree had fallen on a neighbors' car and she had hired a tree removal company to remove the tree and that it was not an emergency service if that was what Mr. Burke was asking the question in reference to. Mr. Burke asked why the tree removal service couldn't get to the residence on Kentuckyview, Mr. Spanogians stated the street was too packed with vehicles on the street. Mr. Burke asked if all those trees belonged to the people staying at the short-term rental, Mr. Spanogians stated he could not verify if all the vehicles were from occupants of the short-term rental. Mr. Burke asked how long the service was delayed as a result of the packed cars, Mr. Spanogians stated that he believed possibly 6 hours but he did not know.

Ms. Kelly Voskuhl, 6534 Kentuckyview Dr, stated her opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024.

Mr. George Scheper, 6567 Kentuckyview Dr, stated he supported all the previous testimony, gave some background on his upbringing and what made this neighborhood so great in his opinion.

Ms. Mary Rust, 6533 Gwendolyn Dr, stated she agreed with all previous testimony, reaffirmed her concern with safety, added that she did not see relevance to how much money was invested in the short-term rental in relation to this appeal, added her concern that the approval of this short-term rental could have a domino effect on the neighborhood and she voiced her concern that many in the audience may be intimidated by the cross-examination by Mr. Burke.

Ms. Alex Spanogians, 6579 Kentuckyview Dr, stated her opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024.

Mr. Ken Kreider, 1 E 4th St., Cincinnati, Ohio 45202, stated he was an attorney representing Hank Yeiser, 6513 Kentuckyview Dr, who was unable to attend the meeting. Mr. Kreider shared his disagreement with the staff report in relation to no adverse effect on the neighboring properties and his disagreement with classifying the short-term rental as a conditional use in a low density residential zoning district.

Mr. Don Brauning, 6561 Kentuckyview Dr, stated his opposition to the short-term rental citing concerns about safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024.

Mr. Matt White, 6520 Gwendolyn Dr, stated his opposition to short-term rentals and the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and potential nuisances as exemplified by the incident that took place on September 15th, 2024.

Mr. Brett Harnett, 6045 Gwendolyn Dr, stated his opposition to the short-term rental citing concerns about safety, traffic safety, a lack of responsiveness from the property owner, and nuisances as exemplified by the incident that took place on September 15th, 2024, disagreements with the applicant's submission. Mr. Burke and Mr. Harnett discussed the emergency response plan.

Ms. Tina Brauning, 6561 Kentuckyview Dr, stated to the board if she was permitted to ask Ms. Daniels a question, her question to Ms. Daniels would be was her intention for purchasing the property related to operating a short-term rental.

Ms. Daniels shared that purchasing the property on Kentuckyview had nothing to do with operating a short-term rental out of the home, adding the extra bedrooms in the home was done with the intention to use those bedrooms for the short-term rental. She stated that in response to the experiences from the short-term rental, they have modified their rules to address and mitigate future events such as the one the Board heard about this evening. **Mr. Sian** inquired how the noise meter works, Ms. Daniels replied that it notifies the people in the vicinity to lower their volume and if it goes off 3 times within 15 minutes she will get a

notification. Mr. Burke asked Ms. Daniels about the speakers stating that she made no effort to notify law enforcement, Ms. Daniels detailed who she notified and communicated with including law enforcement. Ms. Daniels further clarified that after the September 15th incident, she did allow the people who reserved the home to stay at the home but instructed them that they cannot have any visitors and that only the four individuals staying at the home could stay there.

Mr. Burke closed by stating he disagreed with Mr. Kreider that Airbnbs should only be permitted in commercial areas, he explained the purpose of the exhibits he submitted, and that nobody approved of what happened on September 15th and he felt it was important to highlight the facts of the situation. **Mr. Nye** asked clarified that Mr. Burke is aware that if the applicants were to not comply with the provisions of Zoning Resolution that the conditional use permit could be revoked, Mr. Burke responded that he believed that was correct. Mr. Nye asked what Mr. Burke would say to those in the audience that had this been permitted before the incident and the permit would have been revoked and that the Daniels are getting a second opportunity because they violated the rules. Mr. Burke stated that he believed that he believes a hearing would need to have taken place to determine if the terms of approval were violated.

Mr. Sheckels addressed a comment made earlier by Mr. Burke where he felt Mr. Burke inferred that the Board passed the legislation related to short-term rentals and he wanted to clarify that the Board of Zoning Appeals does not have the authority to pass legislation. **Mr. Burke** stated that he is well aware of zoning laws and regulations through his legal experiences representing many jurisdictions in zoning matters and he is happy to clarify that the Board has no ability to pass that legislation. He continued that his intent was to state that the laws and regulations around short-term rentals in residential districts were found to be appropriate by the Township trustees and if he did infer that he apologizes but that was not his intent.

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

The public hearing was closed at 9:52 PM.

Deliberation of Case 24-2024 BZA

The Board discussed a conditional use request for a Short-Term Rental (STR) facility at the premises designated as 6537 Kentuckyview Drive, per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.

Mr. Nye motioned to deny a conditional use request for a Short-Term Rental (STR) facility, per Article 5.4, I, 15 of the Anderson Township Zoning Resolution, located at 6537 Kentuckyview Drive (Book 500, Page 403, Parcels 32 and 33), submitted by Timothy M. Burke of Manley Burke, on behalf of Todd and Callista Daniels, property owners, zoned "A" Residence. **Mr. Halpin** seconded.

Vote: 5 Yeas

Decision and Journalization of Case 22-2024 BZA

Mr. Halpin motioned to grant a conditional use request for a storage and distribution facility, per Article 3.16, C, 4 of the Anderson Township Zoning Resolution, located at 4320 Mt Carmel Road (Book 500, Page 90, Parcel 23) submitted by Richard B. Tranter, Esq., Dinsmore & Shohl LLP on behalf of Kroger, Inc., lessee, on behalf of 4320 Mt. Carmel Road LLC, property owner, zoned "ID" Industrial Development, with two (7) additional conditions. **Mr. Lawrence** seconded. Vote: 5 Yeas

Decision and Journalization of Case 25-2024 BZA

Mr. Nye motioned to grant a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution located at 8250 Old Kellogg Rd (Book 500, Page 102, Parcel 36), submitted by Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Commissioners, property owner, zoned "AA" Residence, with two (2) additional conditions. **Mr. Halpin** seconded. Vote: 5 Yeas

Decision and Journalization of Case 26-2024 BZA

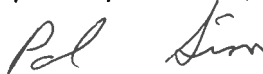
Mr. Nye motioned to grant a variance request for a proposed freestanding sign, size 80.5 sq. ft. where 40 sq. ft. is the maximum allowed per Article 5.5, F, 4 of the Anderson Township Zoning Resolution, located at 7075 Five Mile Rd (Book 500, Page 264, Parcel 3), submitted by Expedite the Diehl LLC, on behalf of Hamilton County Park District Board of Commissioners, property owner, zoned "AA" Residence, with two (2) additional conditions. **Mr. Lawrence** seconded. Vote: 5 Yeas

Mr. Nye 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, December 5, 2024, at 5:30 p.m. at the Anderson Center.

The meeting was adjourned at **10:33 pm**.

Respectfully submitted,



Paul Sian, Chair

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
ATTENDANCE SHEET
THURSDAY, NOVEMBER 7, 2024 AT 5:30 P.M.
ANDERSON CENTER, 7850 FIVE MILE ROAD**

PLEASE PRINT - THANK YOU

NAME:	ADDRESS:
Aaron Habig	6011 Orchard Dr. 45230
T. Sill	3367 Merwin, 10 Mi.
Marycarol Schimpf	3851 Mt. Carmel Rd.
Brett Harnett	6045 Gwendolyn Dr.
ANGIE HARNETT	6045 Gwendolyn Dr.
Grace Carroll	6045 Gwendolyn Dr.
Richard Tranter	SINSMITE & SHOOT 255 E. 5th Street (45202)
Bobbie Ackley	7137 Five Mile Rd.
Jack & Loretta Gordon	4302 Mt. Carmel Road
Jason Gordon	4340 mt. Carmel Rd.
Lynne Peters/Dick Meyer	6507 Kentucky View Dr. 45230
Tracey Diche	6487 Hilliard Dr CWOH4310
STEVEN BARKS	8913 DELIA DR WOV. VA46219
David Spanogians	6579 Kentuckyview Dr 45230
Mike Maben	225 W 5th St., Cincy OH 45202
Akiva Freeman	1014 Vine street 45202
Andrea Hewens	6531 Kentuckyview Dr
Jean Bode	6549 Kentuckyview Dr.
Amy Duffy	6543 Kentuckyview Dr.
Alex Spanogians	6579 Kentuckyview Dr.
Patrick Garrett	1032 Maylen Ln Lexington KY
Jun Lee	201 Simpson Ave Lexington KY

**ANDERSON TOWNSHIP BOARD OF ZONING APPEALS
ATTENDANCE SHEET
THURSDAY, NOVEMBER 7, 2024 AT 5:30 P.M.
ANDERSON CENTER, 7850 FIVE MILE ROAD**

PLEASE PRINT - THANK YOU

NAME:	ADDRESS:
Todel Daniels	6537 Kentuckyview Dr
Callista Daniels	" "
Tim Burke	225 W. COURT 45202
Terrie West	6568 Gwendolyn Dr
DARRELL WARMAN	" "
Frank Busby	10745 Winton Rd, Cincinnati 45231
Andy Otterbein	6560 Kentuckyview Dr.
Matt White	6520 Gwendolyn Dr
Maggie Gallestein	" "
Ellen Paradise	6585 Kentuckyview Dr
Todd Voskuhl	6534 Kentuckyview Dr
Kelly Voskuhl	6534 Kentuckyview Dr.
EUGEN FOLEY	4040 Mt Carmel Rd
Matt Greenberg	4040 Mt. Carmel Rd.
Jodie Fitzgerald	6501 Kentuckyview Dr.
Amber Brown	6538 Kentuckyview Drive
Mary Rust	6533 Gwendolyn Dr
Tom Fitzbeard	6501 Kentuckyview Dr
Todd Brown	6538 Kentuckyview Dr
Karin Ammons	520 CROWN RD.
Laura Chrystal	6573 Kentuckyview Dr.
Dan Utz	1 East Fourth Street, Cincinnati

