



ANDERSON TOWNSHIP PLANNING AND ZONING - STAFF REPORT
CASE NUMBER 19-2026 BZA
8379 HOLIDAY HILLS DRIVE
FOR CONSIDERATION BY THE BOARD OF ZONING APPEALS ON SEPTEMBER 3, 2026.

APPLICANT:	Cecilia & Richard Temple, property owners.		
LOCATION & ZONING:	8379 Holiday Hills Drive – Book 500, Page 42, Parcel 253 “B” Residence.		
REQUEST:	A conditional use request for a Short-Term Rental (STR) per Article 5.4, I, 15 of the Anderson Township Zoning Resolution.		
SITE DESCRIPTION:	Tract Size:	0.459 Acres	
	Frontage:	Approximately 80.7’ on Holiday Hills Drive	
	Topography:	Relatively flat	
	Existing Use:	Single Family Residence	
SURROUNDING CONDITIONS:		<u>ZONE</u>	<u>LAND USE</u>
	North:	“B” Residence	Single Family Residence
	South:	“B” Residence	Forest Hills Swim Club
	East:	“B” Residence	Single Family Residence
	West:	“B” Residence	Single Family Residence
PROPOSED DEVELOPMENT:	The applicant is proposing to continue operating a Short-Term Rental (STR) in an existing house. No exterior modifications to the property are proposed. The STR would be operated as a conditional use in accordance with Anderson Township Zoning Resolution Article 5.4, I, 15.		
HISTORY:	The Hamilton County Auditor lists the home as constructed in 1960. The current property owners purchased the property in 2015. No other zoning history is on file. The property has operated as a short-term rental without approval by the Board, but the property owner states they started the application process once they learned it was required by the Township’s Zoning.		
FINDINGS:	To authorize by the grant of a special zoning certificate after a public hearing, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The findings shall be based upon the general considerations set forth in Article 2.12, D, 8 as well as the designated specific criteria for specific uses (Short Term Rental) contained in Article 5.4, I, 15.		
	<u>General Criteria in Article 2.12, D, 8, a:</u>		
	Staff is of the opinion that the proposed use would comply with the spirit and intent of the Anderson Township Zoning Resolution and with the district purposes by meeting the conditional use standards.		
	Staff is of the opinion that the proposed STR will not have an adverse impact on adjacent properties. The use will be consistent with a single-family dwelling. The property owners state there will be policies addressing parking quiet hours, and parties.		

Staff is of the opinion that the proposed STR will respect natural, scenic, and historic features of significant public interest. No exterior or structural modifications are proposed. There will be no impact on public services.

The conditional use is in accordance with the following areas of the Township's Comprehensive Plan:

The project is consistent with the following goal and initiative in the "Housing" chapter of the 2022 Comprehensive Plan, which states:

"Anderson Township is home to diverse housing options to meet changing demographics and market demands"

"Encourage the development and redevelopment of a variety of housing styles and densities in appropriate areas of the township"

Specific Criteria in Article 5.4, I, 15

Short- term Rental (h), (l), (m), (s), (v), (x)

*h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood. **The applicant states that guests are instructed to park in the driveway or garage and not to block the sidewalk. Street parking is permitted on one side of the street.***

*l. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties. **The applicant states that guests and neighbors are informed there is a security camera at the front of the property and that they can contact the owners with any concerns. The property has rules including quiet hours from 11pm to 7am and no parties. More information on property rules including age restrictions and occupancy limits may be helpful in confirming compliance with this standard.***

*m. No exterior alterations of an existing structure shall be made that depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible. **No exterior alterations or new structures are proposed.***

*s. All exterior lighting shall be directed away from adjacent residential properties. **The applicant states all lighting is directed away from adjacent homes.***

*v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility. **The applicant states that immediate neighbors have the applicant's cell phone number and know that she will respond to concerns. The property owners live across the street from the property at 8370 Holiday Hills Drive.***

x. Meals shall be served only to guests or residents of the facility and not to the general public. No meals will be served.

**STANDARDS TO BE
CONSIDERED:**

To authorize by the grant of a special zoning certificate after a public hearing, the Board of Zoning Appeals shall make a finding that the proposed conditional use is appropriate in the location proposed. The findings shall be based upon the general considerations set forth in Article 2.12, D, 8 as well as the designated specific criteria for specific uses (Short Term Rental) contained in Article 5.4, I, 15.

General Criteria in Article 2.12, D, 8, a:

- (1) Spirit and intent. The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with purposes.
- (2) No adverse affect. The proposed use and development shall not have an adverse affect upon adjacent property, or the public health, safety and general welfare.
- (3) 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.
- (4) 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.

Specific Criteria in Article 5.4, I, 15

Short- term Rental (h), (l), (m), (s), (v), (x)

h. The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.

l. Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.

m. No exterior alterations of an existing structure shall be made that depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood. However, any improvement required by code or necessitated by licensing requirements shall not be deemed incompatible.

s. All exterior lighting shall be directed away from adjacent residential properties.

v. The applicant shall provide a plan indicating the manner in which the facility will maintain contact with neighborhood residents along with a structured procedure whereby resident's grievances may be filed with the Township and resolved by the facility.

x. Meals shall be served only to guests or residents of the facility and not to the general public.

**RECOMMENDED
CONDITIONS:**

In addition to the standard condition of substantial conformance with the submitted plans, Township staff recommends the following conditions should the Board approve this request:

1. Local property management is accessible when the property is rented.
2. Participation in the host platform's ID verification program.
3. Maintain contact information accessible for Law Enforcement and Fire/EMS Services.

Disclaimer: This staff recommendation is based on the facts known to the author at the time the recommendation was made. Staff attempted to use those known facts to analyze the relationship of those facts to the standards set forth in the Zoning Resolution for the particular issue and property before the BZA, and in keeping with past decisions of the BZA. The BZA members have an obligation to consider all of the evidence that is entered into this case during the BZA hearing through the sworn testimony of the witnesses, as well as the documents submitted as part of the witnesses' testimony. The staff recommendation should be considered as part of the evidence before you. The Zoning Resolution empowers the BZA to make reasonable interpretations of the Zoning Resolution, to judge the credibility and reliability of the witnesses, and to decide each case based on the evidence presented during the BZA hearing process.