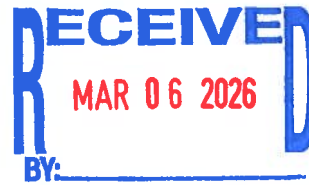


George & Kristi Vredeveld
3311 Hickory Creek Drive
Cincinnati, OH 45244

March 5, 2026

Anderson Township Board of Zoning Appeals
7850 Five Mile Road
Anderson Township, OH 45230



To Whom It May Concern:

We are requesting a Conditional Use License for a short-term rental at 3311 Hickory Creek Drive, Cincinnati, OH 45244.

This beautiful 5,329sf 5 bedroom 3 ½ bath property has served as our primary residence for 17+ years, where we have raised our 3 children. Now that we are 'empty-nesters', our plan is to split time between Cincinnati and our cottage in Michigan. Cincinnati is still home to us. Both of our parents still live in Cincinnati (Kristi's mother lives in East Walnut Hills and my mother and father live in Clifton). Furthermore, we both have siblings who call Cincinnati home.

The property actually sits on two building lots, 3309 and 3311 totaling nearly 9 acres. 3309 is the site which has a barn and will not be used for the STR (it is filled with storage items from the main home and will be permanently locked). 3311 is the lot which has the main home which will be used for STR.

Given the size of the property, amount of grass to mow, landscaped grounds and pool, it takes quite a bit of work to maintain. Rather than leave the house and property vacant, we wish to hire Home Hop, which is a professional property management company with 115 STRs under management, many of them executive style homes like ours. Our intent is not to 'maximize revenue'; rather, make this home available to travelling executives or families who do not reside in Cincinnati while maintaining the flexibility to come back throughout the year and help offset the cost to maintain the property. All guests will be on the higher end of the income spectrum, as our rents will be significantly higher than market. Most rentals will be for 5+ nights and there will be strict screening tools to prevent any unwanted guests.

Please find below additional details to address the STR requirements per Anderson Township Zoning.

Section 2.12 (8a)

- i. Spirit and Intent: The home has always been a single family residence and will continue to be so. We still plan to live in the home more than 5+ months out of the year. The intent is to provide travelling executives and families a private, higher-end home for their extended stay (intent is minimum 5 night stay).
- ii. No Adverse Effect: Guests will be occupying the property in the same fashion as we do. There is no additional or varied use. This is a 8+ acre parcel and the nearest home is more than 370' from our home as the crow flies (triple that given topography). There will be no adverse effect on any adjacent property or the public health.

- iii. Protection of Public Services: The beauty of this property is the fact that when trees are in full bloom, you can see no neighboring property. It's solid woods. There will be no modification to the property as it exists today, preserving the public interest.
- iv. Consistent with Adopted Plans: As we will be occupying the property at least 40-50% of the time, there will be no deviation from the proposed use.

Section 5.4 – Short Term Rentals (h,l,m,s,v,x)

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

Our existing driveway is 600+' long from the private drive and surrounded by woods. There is ample parking on the premises and the STR will have no impact on the neighborhood. There is a shared private drive agreement for the 7 residents. No parking is permitted on the private drive. Most of the 7 residents have driveways longer than the private drive. All of these residents have been notified of our intent to have the home on a part-time STR program. There have been no objections.

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

Noise monitors will be installed in the home and the property management company (and us) will be notified if levels exceed acceptable levels. Furthermore, we will have exterior cameras installed to monitor any unwanted behavior. There is no construction being done so dust, vibration, etc. are not applicable.

(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.

There will be no modifications, alterations or additions to the property.

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

We have had exterior landscaping installed at the home for over 8 years with no lights pointed at neighboring properties. Furthermore, we have had no complaints from our neighbors. No new lighting will be installed on the property.

(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 entire neighborhood is on the Neighborhood Watch program. We all have each other's contact information including address, phone and email. More importantly, in addition to our contact

information, they will have the Property Manager's contact information. As previously noted, this is a professional property management company with 115 homes under management. They have strict protocols in place to address any concerns from the neighbors and are readily available to not only answer calls but immediately address concerns/issues.

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

There will be no meals provided by us or the Property Management company. Guests will provide their own meals.

Thank you for your consideration.

Sincerely,



George & Kristi Vredevelde
3311 Hickory Creek Drive
Cincinnati, OH 45244

Kristin M Vredevelde

CAGIS

CAGIS Map

HICKORY HILL
BLK A R O
PB 235 P 6

B 500 P 152

B 500 P 154

3311 (House)

3309
(Barn)

HICKORY HILL
BLK B R O
PB 236 P 70

Hickory Creek

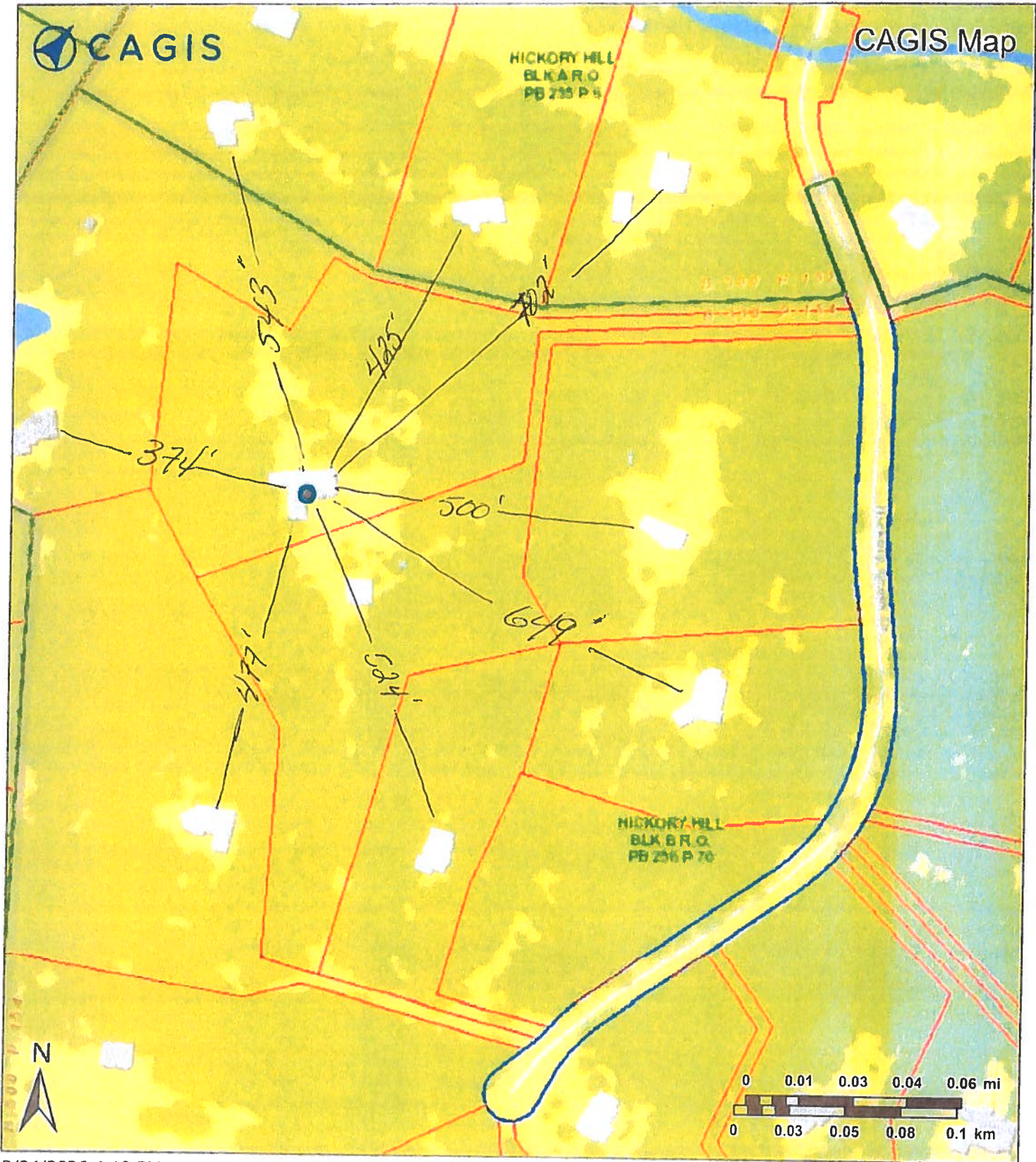
B 500 P 154



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1 inch = 200 feet

Scale: 1:2,400

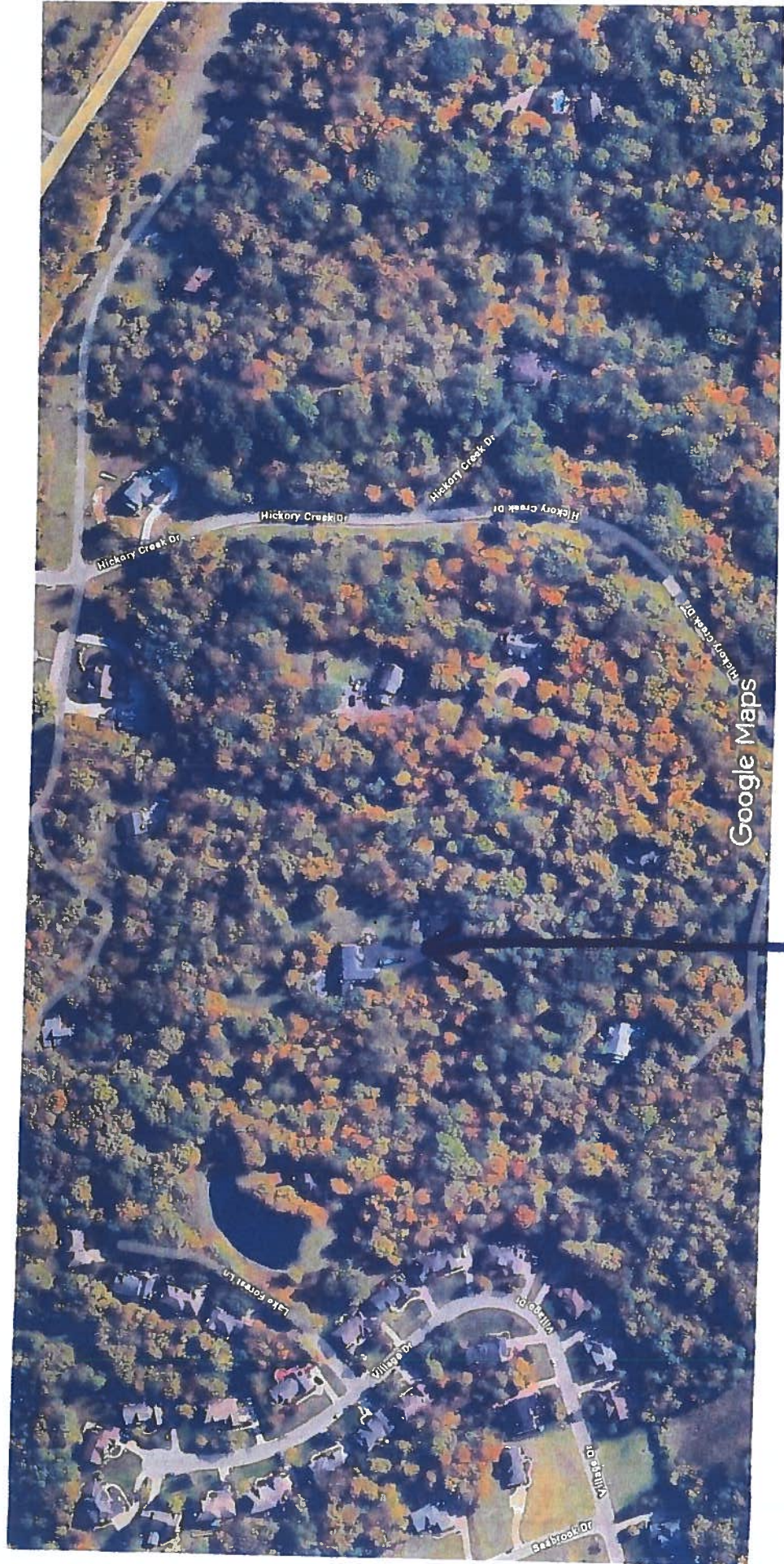


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1 inch = 200 feet

Scale: 1:2,400

* Distance as the crow flies



3311 Hickory Creek Dr.

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