

NOTICE OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS

Notice is hereby given that the Board of Zoning Appeals of Symmes Township, Hamilton, County, Ohio will hear Symmes case #SM2024-01, at its meeting scheduled for Monday, February 5, 2024, at 7:00 p.m. The Board of Zoning Appeals will review a Conditional Use Permit application received to use a single-family residence as a short-term rental permitted under Sections 151 and 183 of the zoning resolution. The subject property is located at 9278 Cactus Lane, Loveland, Ohio 45140, which is located at the end of the cul-de-sac on the north side of a private drive off Cactus Lane, east of McKinney Road (Parcel #620-0180-0645-00). This hearing will be held at the Administration Building, 9323 Union Cemetery Road, Symmes Township, Ohio 45140. Plans are on file and open for the public to inspect.

Joseph C. Grossi, Fiscal Officer Symmes Township

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Appeal No. CUSM2023-06
Filed 12/18/23



Board of Zoning Appeals
9323 Union Cemetery Road
Symmes Township, OH 45140-9386

APPEAL UNDER THE ZONING RESOLUTION

The appellant must file herewith an explicit typewritten statement setting forth the following:

- a. The principal points on which the appeal is made. In any case, the principal points set forth in this appeal shall be the same as those under which the administrative officer acted, whether the granting or refusal of a zoning certificate or any other decision based upon the regulations of the Zoning Resolution.
- b. A clear and accurate description of the construction use.
- c. Specific reference to the Sections of the Zoning Resolution which, it is claimed, authorize the determination sought.
- d. Names and addresses of owners of all abutting lots and lands within two hundred (200) feet of the property in question. (This list is now provided by the Board on the applicant's behalf.)

NAMES AND ADDRESSES

Appellant David Sjoberg Address 9278 Cactus Ln Loveland, OH
 Owner David Sjoberg Address same 45140
 Lessee n/a Address _____

The undersigned David Sjoberg hereby appeals under Sections
31.3-192(A) of the Zoning Resolution

In accordance with the plats, plans and other data hereto attached and made a part of this appeal.

I hereby depose and say that all the above statements and the statements contained in all of the exhibits transmitted herewith are true.

David Sjoberg
Appellant

Sworn to and subscribed before me, this 18th day of December 2023



REBECCA J. STRATTON
Notary Public, State of Ohio
My Commission Expires
June 13, 2026
Rebecca J. Stratton
Notary Public

Address of subject property 9278 Cactus Ln Loveland, OH 45140

Lot Number _____

Identification	Name	Address	City	State	Zip Code	Phone No.
Owner	David Sjober	9278 Cactus	Loveland	OH	45140	574-286-
Contractor	n/a					1382
Plans By	n/a					

Type of improvement: (Briefly describe proposed work)
no work being done

- Commercial
- Residential
- Other

- Appeal
- Conditional Use
- Non-Conforming Use
- Compatible Non-Conforming Use
- Other _____

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State in detail all existing and proposed uses of this building and premises:

Existing private residence

Proposed offer 2 bedrooms and bath only for short-term rental

Ownership

- Private
- Public (Federal, State, Local)
- Corporate
- Other

Cost

Estimated cost of improvement for which this application is made:
\$ n/a

The owner of this building and undersigned, do hereby covenant and agree to comply with all the laws of the State of Ohio and the Zoning Resolution of Symmes Township, pertaining to building and structures, and to construct the proposed building or structure or make the proposed change or alteration in accordance with the plans and specifications submitted herewith, and certify that the information and statements given on this application, drawings and specifications are the best of their knowledge, true and correct.

Application by: David Sjober Address: 9278 Cactus Ln Loveland, OH 45140

DO NOT WRITE BELOW THIS LINE (office use only)

Adopted: _____ Journalized: _____

BZA Filing Fee: \$1,594.95

Kimberly A. Lapensee
Zoning Administrator



Phone: 513-683-6644
Fax: 513-683-6626

Luanne C. Felter
Secretary

OFFICE OF
BOARD OF ZONING APPEALS

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INSTRUCTION TO APPELLANT FOR FILING A CONDITIONAL USE APPLICATION

Applications for a conditional use *shall be filed in person*. Applications are filed at 138 East Court Street, Room 801, Cincinnati, Ohio 45202. A legal notice will be prepared by the Board of Zoning Appeals and placed in a newspaper of general circulation in the County two weeks prior to the public hearing. The Board will also prepare, for the applicant, a typewritten list of names and complete addresses of the property owners of all lots and lands located within 200 feet of the property requesting the appeal. Said list will be prepared from the County Auditor's current tax list. All forms, including individual and legal notices, necessary for the processing of an application will be executed by the office of the Board. Public Hearings are held by the Board of Zoning Appeals on the first Monday of the month at the Symmes Township Administration building located 9323 Union Cemetery Road, Symmes Township, OH 45140.

All complete applications shall include the following information. *Please submit this checklist with your application.*

1. ✓ LETTER - Please provide one copy of an explicit typewritten statement addressed to the Board of Zoning Appeals, setting forth the following:

- ✓ The location & size of the property
- ✓ A clear and accurate description of the proposed construction or use of the property
- ✓ State clearly the reasons why the conditional use is compatible with and will have no adverse impact on the land uses permitted in the district in which it is located
- ✓ State clearly the extent of additional protection from adverse impacts afforded to the adjacent property owners including protection from aesthetic, lighting, traffic, noise, and other issues

0
n/a
SEE
HCPD
CAGIS
SITE
PLAN

2. SITE PLAN - Please provide six full size drawings and two reduced drawings (11 x 17 inches or smaller). The site plan shall be drawn to scale of not less than one-inch equals 50 feet and shall contain the following information:

- Surveyor's seal (required for all new dwellings, residential additions over 600 sq. ft., residential additions less than 10 feet from a property line and all commercial projects)
- Name of person(s) preparing the plan
- Title, name of owner & name of builder
- North arrow (North to top of plan)
- Property lines, property dimensions, street name(s), rights-of-way, site size
see attached pages
- Existing and proposed buildings and structures including playgrounds, athletic fields, courts, putting greens, including the use of each structure

- Distance from structures to property lines
- Paving, parking areas, driveways, walks etc.
- Parking space, aisle & drive dimensions, and parking analysis
- Identify land uses on parcels adjoining the proposed site and within the surrounding neighborhood
- Streetscape & boundary buffer yards and interior landscape areas
- Existing & proposed grades and flood plains
- Easements & purpose of easements.

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Note: Modifications or changes to the plats and or plans approved by the Board are subject to review by the Board and a new case could be required by the Board or the Board's Administrator.

n/a

3. LANDSCAPE & LIGHTING PLAN - Please provide six full size drawings and two reduced drawings (11 x 17 inches or smaller) drawn to scale of not less than one-inch equals 50 feet. A landscape plan is not required for single family dwellings and similar uses not subject to buffering and landscape standards but when required for other uses shall contain the following information:

- Landscape architect's seal;
- Streetscape buffer yard width & location;
- Boundary buffer yard(s) width & location;
- Interior landscape areas width & location;
- Detailed schedule of planting materials including type, caliper & location within each yard or area;
- Location of any exterior light fixtures or poles.

n/a

4. STRUCTURAL DRAWING (Please provide two reduced sets of elevation drawings with architectural treatments)

✓ 5. APPLICATIONS (Complete one copy of each of the attached BZA application forms)

6. FEE - An application fee of \$1,594.95 is required when the appeal is filed and is based on the acreage of the site. Contact Hamilton County Planning & Development Zoning Division at 946-4550 for additional information. (All fees are nonrefundable and must be made payable to the "Hamilton County Treasurer")

Checklist prepared by:

Name David Sjoberg
 Address 9278 Cactus Ln Loveland, OH 45140
 Cell Phone 574-286-1382 Date December 11, 2023

To: Board of Zoning Appeals/Symmes Township
From: David & Susan Sjoberg
Re: Requesting Permit for Short-term Housing
Date: December 11, 2023

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Property Location: 9278 Cactus Lane in Loveland, Ohio

We are requesting permission to do short-term rental of our two guest rooms and bathroom in the ranch home that we purchased earlier in 2023. We are not intending to rent our entire house.

We moved to Loveland from Edwardsburg, MI where we did Airbnb in our home for 9 years. We lived in a subdivision much like Watson's Meadow where we presently live. We had a wonderful experience with no issues for us or our neighbors. We purposely bought a home in Loveland where we understood we could do something similar since our HOA does not have a restriction against it. We did not realize the township required a permit so we apologize for failing to do so before opening up our home to Airbnb. We know that many of the concerns related to Airbnb rentals are when the entire house is rented. This is not the case with us. We simply rent out our guest space which includes two guest rooms and a bathroom. We continue to live in the house and are generally present when we have guests. There may be occasions when we are out of town during a guest stay but that is rare. Having had nine years experience doing this kind of rental without one problem or issue arising, we feel certain that we can continue the same kind of rental experience in our Loveland home. Airbnb asks potential guests to let the host know why they are coming to town. We find that information very helpful as we determine whether or not to accept a guest reservation request. Most people are in the area for short-term work, to visit family or to enjoy some vacation time. Because we only offer bedroom space, guests who want to party, etc. never have an interest in our home since we don't include any gathering space. Guests also know that we live in the home and will likely be present during their stay. In most cases our guests have just one car and we have plenty of room in our driveway to accommodate their car and ours. There should be no noise or any other kind of issues that should trouble our nearby neighbors. In fact, during our 9 years of hosting in our previous home we never had one incident that caused us or our neighbors any concern. In addition, with nine years of experience, we have found our guests to be the nicest people ever. They love staying in our home and sometimes bless us with a tip or thank you gift. They also often return for multiple visits. We do this partly for income and partly because we love meeting these people from all over the world.

Though most of our experience was hosting in Michigan, we did host in September and October 2023 in our home in Loveland before the township asked us to stop until we had the proper permit. During those two months of hosting we had the same kind of experience that we had in Michigan. I am certain that our guests did not disturb the neighborhood in any way.

I have included in our documents two emails from neighbors in our Michigan subdivision. One couple lived right across the street from us and the other couple lived next door. I asked them to write a note expressing their feelings about us hosting in our home which was next to theirs.

We have studied carefully all of the requirements for short-term housing stated in the Symmes Township zoning resolution and have not seen anything that should be a roadblock to our intent to do short-term rental in our home.

It is our desire to have submitted all of the necessary paperwork by December 29 so that our public meeting date would be February 5.

Please let us know if there is anything we have overlooked or failed to provide.

It is our hope that Symmes Township will grant us the permit to continue this hosting which we enjoy so much.

Thank you so much for considering our request for the short-term housing permit.

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Sjoberg
9278 Cactus Ln
Loveland, OH

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David and Karen Visser
25614 Harold Court
Edwardsburg, Michigan 49112

Subject: Letter of Reference for David and Susie Sjoberg

To Whom it Concerns:

We are writing this letter to wholeheartedly support David and Susie Sjoberg, our former neighbors, who have recently relocated to a new home in Loveland, Ohio. My wife and I had the privilege of being their neighbor, so we can attest to their exemplary character, commitment to neighborhood values, and their responsible approach to utilizing their property.

During their time as our neighbors, the Sjobergs occasionally used their residence as a vacation rental through Airbnb. I want to emphasize that this experience was nothing short of positive for our neighborhood. The Sjobergs, in their capacity as hosts, ensured that their guests were always quiet, respectful, and considerate of the neighborhood atmosphere. We never experienced any disturbances or issues related to their guests, and I believe this speaks volumes about the Sjobergs' commitment to maintaining a harmonious living environment.

David, being a pastor, and Susie, an immaculate home caretaker, consistently demonstrated the highest standards of character and integrity. Their dedication to the community here was evident in their involvement in their church and in our neighborhood. Every person in our quiet neighborhood would echo the same sentiment -- that literally every interaction with David and Susie was cordial and polite, and they are simply the kind of neighbor that anyone would wish for. Clearly their manner of screening their house guests followed the same line. As I am writing this, I am humored by the thought that it was probably SO peaceful when they had guests, that at any given time, some neighbors may not have even known that they were hosting a family. Their beautiful large descendent family probably brought more attention, truthfully, but again not in any negative way – just more activity than we EVER saw associated with house guests. Their genuine concern for others, coupled with their respectful and responsible approach to home care, has left a lasting positive impression on us, and our co-neighbors. Honestly, we miss our dear neighbors, the Sjobergs!

We understand that David and Suzie are now seeking permission to utilize their new home as a guest house as well, and have learned that concerns have been raised among the neighbors. As justified as it is for communities to have reason to be concerned about the growing trend of home sharing, they also have reason to be reassured when someone is so uniquely careful and selective as David and Susie are. It is from their hearts that they provide the opportunity to offer their rooms and have an opportunity to meet new people. We are confident that the Sjobergs will bring the same level of respect, responsibility, and community spirit to their new neighborhood that they did to ours. We believe they will be no less neighborly, and will continue to contribute positively to the neighborhood dynamics.

In conclusion, we wholeheartedly support David and Susie Sjoberg in their endeavors and have no doubt that they will continue to be outstanding members of your community. We sincerely hope that this letter provides reassurance to both neighbors and members of the zoning board about the Sjobergs' commitment to maintaining a safe, respectful, and harmonious living environment.

If you have any further questions or if we can provide additional information, please feel free to contact me at (574) 276-2031 or michianapetvet@comcast.net.

Thank you for your time and consideration.

Sincerely,
Drs. David and Karen Visser

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9278 CACTUS LN, SW



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9263

9281

185

9271

191

9279

9275

9277

197

30m

100ft

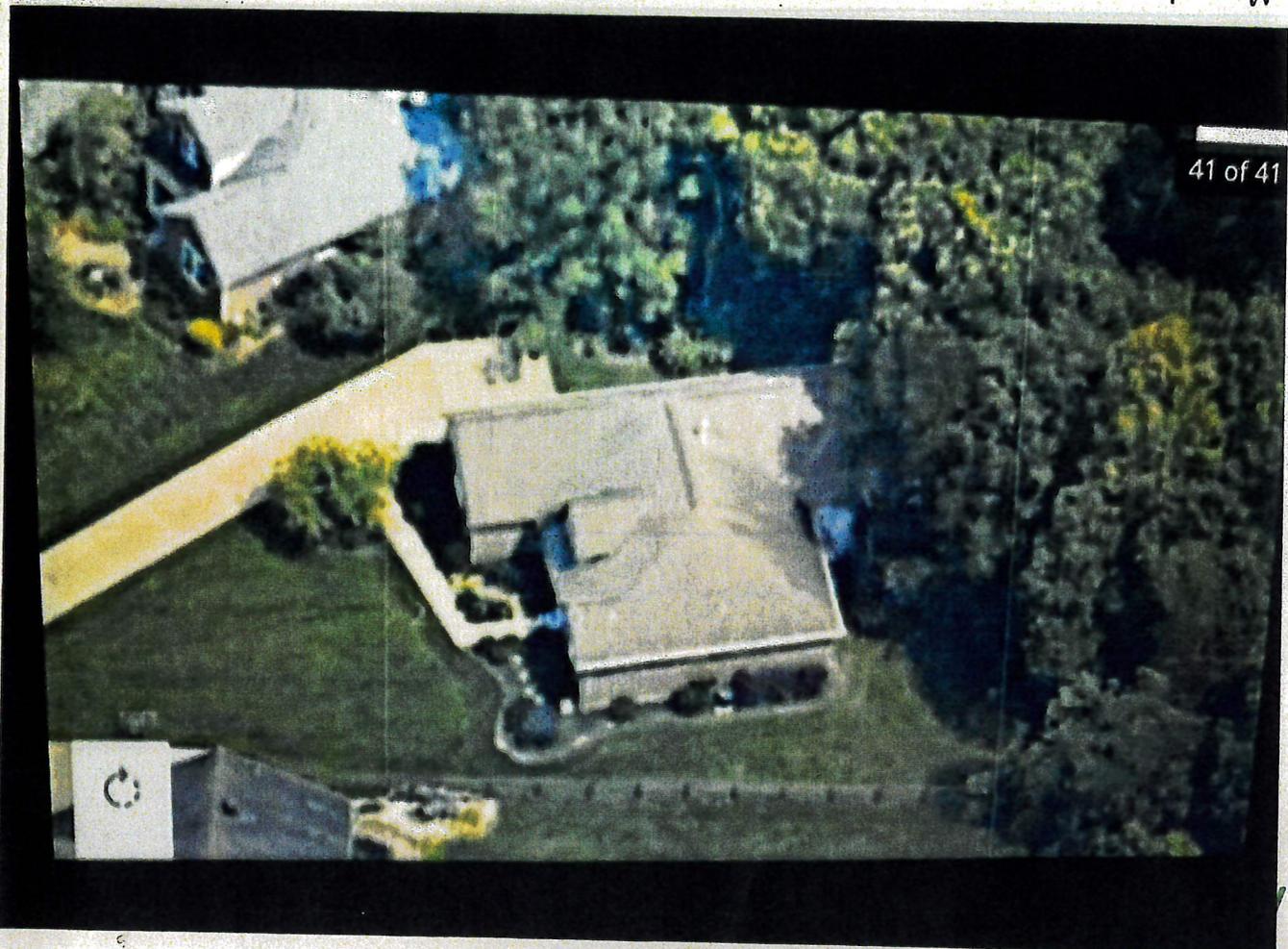
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9278 Cactus Ln Loveland, OH



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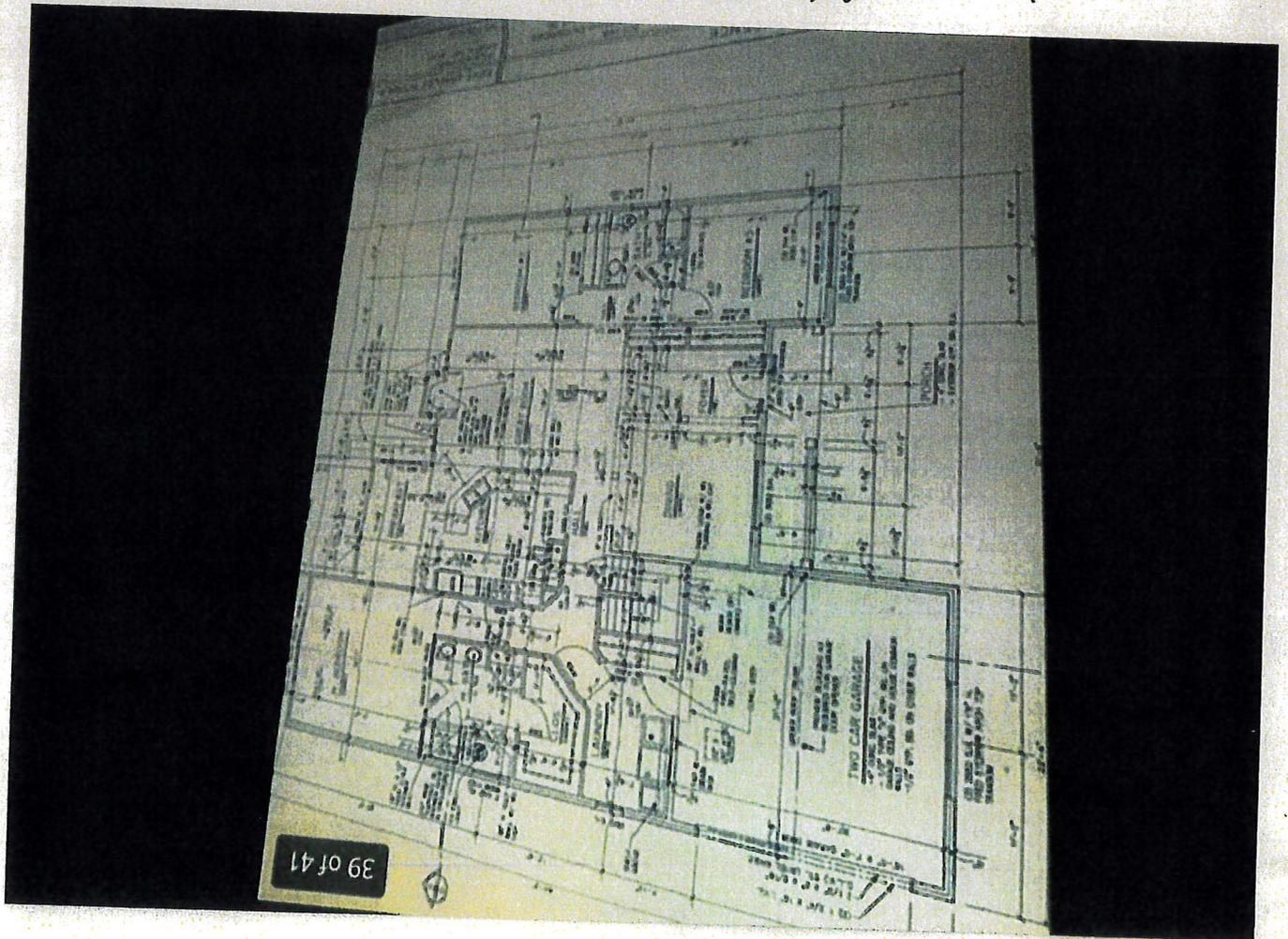
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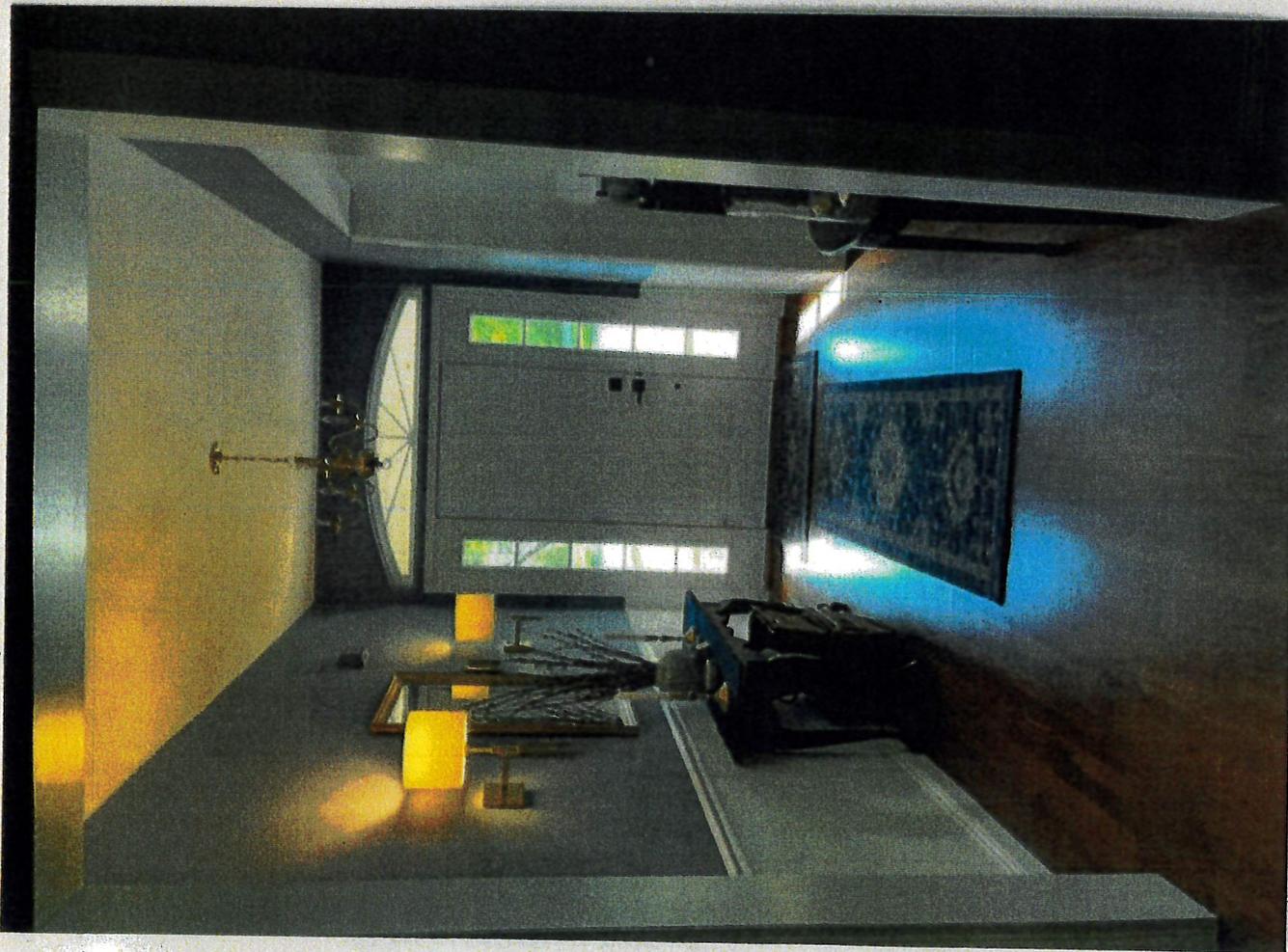
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9278 Cactus Ln DEC 18 2023 ~~2023~~ Cleveland, OH





Guests enter through front door and turn right to guest space

VED
2023



French doors give privacy to guest space



2 Guest rooms

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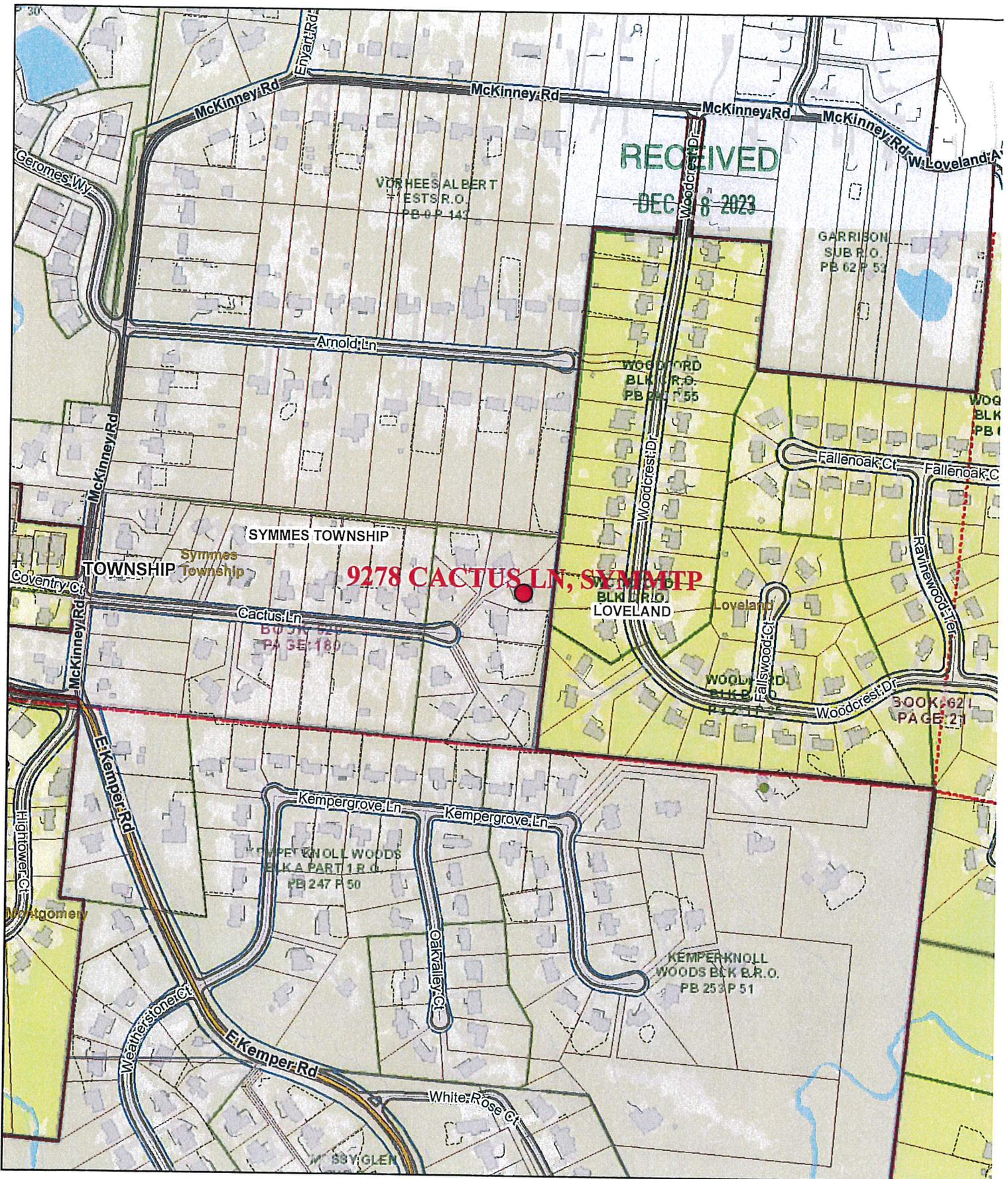




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Full Bath. located between
two guest rooms




HAMILTON COUNTY
Planning + Development
 138 E Court Street, Room 801
 Cincinnati, Ohio 45202



Feet
 1:4,800
 1 inch = 400 feet
 12/11/2023



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