

RESOLUTION
GRANTING
APPEAL NO. 2025-09

WHEREAS, Josie Evans-Phillips, 7985 Munson Avenue, Camp Dennison Ohio, 45111, appellant, on July 7, 2025 filed Appeal No. 2025-09 with the Symmes Township Board of Zoning Appeals under Section 383.1 of the Zoning Resolution, requesting that a conditional use be approved to permit the use of an entire existing detached single-family home as a short-term rental with no changes to the outside of the home or overall property located at 7985 Munson Avenue, Symmes Township, Hamilton County, Ohio; and

WHEREAS, a public hearing was held on said appeal on August 4, 2025, notice of such hearing was given by first class mail to parties in interest and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of said hearing in accordance with Section 303.15 of the Ohio Revised Code; and

WHEREAS, Section 41 et seq. of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "C" Residence District; and

WHEREAS, Article XXXV provides, in part, that the operation of a short-term rental is permitted as a Conditional Use provided that the activity is properly integrated in the overall neighborhood and that said use shall be evaluated by the Board of Zoning Appeals on an individual basis; and

WHEREAS, Conditional Uses require that a short-term rental be subject to the requirements of Section 385 - General Considerations for Conditional Uses and Section 386 – Specific Criteria Pertaining to Conditional Uses. In approving a Conditional Use, the Board shall make a finding that the proposed development is appropriate in the location proposed based upon the following general considerations and specific criteria; and

WHEREAS, staff of The Hamilton County Regional Planning Commission prepared a Staff Report for case No. 2025-09, that a conditional use be approved to permit the use of an entire existing detached single-family home as a short-term rental with no changes to the outside of the home or overall property, stating the facts of the case and such report being part of the record for this case;

WHEREAS, The Board of Zoning Appeals held a public hearing on August 4, 2025 where the matter was discussed and all interested parties having an opportunity to be heard; and

WHEREAS, Josie Evans-Phillips, owner, spoke for the case. There was no one in attendance to speak against the case.

WHEREAS, Section 381, empowers this Board to approve by resolution those uses listed as conditional uses; and

WHEREAS, Section 383.6 provides that the Board shall approve the conditional use, approve the conditional use subject to further specified approvals or modifications necessary to achieve full compliance with all standards, or disapprove the conditional use; and

WHEREAS, it is the consensus of this Board, after careful consideration of all the facts, testimony, and evidence submitted, that approval of the requested Conditional Use is appropriate at this particular location and in the particular matter proposed in that the proposed plan complies with the standards and conditions set forth in Article XXXV of the Zoning Resolution; and

NOW, THEREFORE BE IT RESOLVED that upon consideration of the foregoing, the Symmes Township Board of Zoning Appeals moves to approve the Conditional Use for the property located at 7985 Munson Avenue as per the plans submitted in accordance with the authority granted in Section 381 and does hereby determine that a conditional use and zoning certificate may be issued to the applicant consistent with the terms set forth in this Resolution; and

SUBJECT TO THE FOLLOWING CONDITIONS:

1. That, the short-term rental use of the property shall be limited to the residence identified as the subject of the request by the property owner and that no other structure or building additions shall be constructed on the

property without the approval of the board;

2. That, the existing 2-car garage shall not be converted to living space or used for storage;
3. That, a boundary buffer containing a minimum of 15 feet in width and a total three (3) canopy trees and fifteen (15) shrubs shall be planted and maintained along the southern property line between the subject property and 10138 Ulrich Avenue;
4. That, the driveway area shall not be expanded without the approval of the Board;
5. That, the property owner shall maintain rental insurance on the property and be able to provide documentation of such to the Zoning Inspector upon request;
6. That, the property owners shall maintain up-to-date contact information with the adjacent residents and with Symmes Township administration, including applicable phone numbers and email addresses, at all times while the property is being used for short-term rental;
7. That, occupancy shall be limited to those numbers permitted based on the latest edition of the Ohio Residential Building Code;
8. That, an emergency contingency plan shall be filed with local police and fire departments.

BE IT FURTHER RESOLVED that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

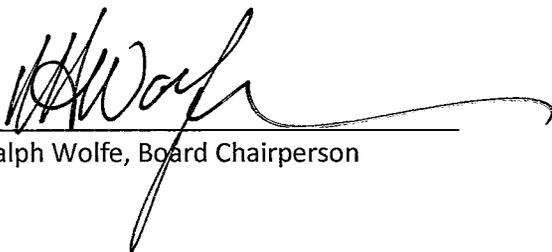
ADOPTED at a regularly scheduled meeting of the Symmes Township Board of Zoning Appeals in session this 4th day of August, 2025.

Ms. Bucco – “aye”, Ms. Harlow – “aye”, Mr. Trick - “aye”, Mr. Wolfe – “aye”, Mr. Deutch – “aye”.

APPROVED: AUGUST 7, 2025



Wayne Gates
Zoning Secretary



Ralph Wolfe, Board Chairperson