

Zoning Commission
Board of Zoning Appeals
Property Owner Form



Planning & Zoning Department
8540 Kenwood Road
Sycamore Township, Ohio 45236
Phone: (513) 792-7250
www.sycamoretownship.org

PROJECT ADDRESS: 7519 Montgomery Road **ZIP CODE:** 45236

APPLICANT NAME: Abel Gustafson

OWNER NAME	STREET ADDRESS	ZIP	TAX MAILING STREET ADDRESS	ZIP
Abel Gustafson	7519 Montgomery Road, Unit 1	45236	7519 Montgomery Road, Unit 1	45236

OWNER EMAIL	OWNER PHONE NUMBER
yellowchairventures@gmail.com	218-591-5469

The owner of this project address and undersigned do hereby certify awareness that an applicant is applying for a Zoning Commission Case or a Board of Zoning Appeals Case. The owner of the real property agrees to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission/ Board of Zoning Appeals application. By signing, the owner of this project is aware that there shall be no refund or part thereof once Zoning Commission or Board of Zoning Appeals public notice has been given.

08-03-2026

PROPERTY OWNER'S SIGNATURE

DATE

All required fields are marked with *

Type of application

Select One

Other



Please describe the Appeal Application *

We are appealing Notice of Violation CE-2026-226 (7/15/2026). The cited section, 10-4.2, governs home occupations and does not apply to renting a separate dwelling unit in our two-family home; no provision of the Zoning Resolution prohibits short-term rental of a dwelling unit; the Notice misstates what Section 10-4.2 says; and the attached photo evidence depicts a listing operated from a different property not owned by us. Full appeal statement and exhibits attached. We request the Notice be reversed.

Project Information

Zoning District

D Residential, Multi-Family



Owner Approval Form

Do you have a completed and signed owner approval form? *

☒ Yes ☐ No

NOTICE OF APPEAL — SYCAMORE TOWNSHIP BOARD OF ZONING APPEALS

Appellants: Abel T. Gustafson and Kyle Marie Tomiko Gustafson

Property: 7519 Montgomery Road, Cincinnati, OH 45236 (Parcel ID 600-0212-0019-00)

Appealed from: Notice of Violation, Case CE-2026-226, dated July 15, 2026, issued by Kevin Clark, Sycamore Township Planning & Zoning

Filed pursuant to: Chapter 22 of the Sycamore Township Zoning Resolution and ORC 519.14

Timeliness: This appeal is filed within twenty (20) days of the order appealed from, as required by Section 22-4.1.

Statement of the Case

The property is a lawfully existing two-family dwelling in a multifamily zoned parcel. Appellants reside in one dwelling unit (Unit 1). The other dwelling unit (Unit 2) is leased to tenants, including for periods of fewer than thirty days. The Notice of Violation directs Appellants to “stop renting the house for short term rentals” on the ground that, under Section 10-4.2 of the Zoning Resolution, “short term rentals are not permitted.”

Grounds for Appeal

1. The cited provision does not apply to the conduct described. Section 10-4.2 governs which activities may qualify as “home occupations” (i.e., what business or professions can be conducted from inside one’s own dwelling). Chapter 2 of the Resolution defines this: a “Home Occupation” is an occupation that is “conducted entirely within a dwelling and carried on by the inhabitants thereof,” which is “clearly incidental and secondary to the use of the structure for dwelling purposes.” This refers to things such as running a daycare or hair salon from inside your own home.

The Appellants’ use of Unit 2 does not meet this definition, on either of the two counts. First, the leasing of the Appellants’ **separate, self-contained dwelling unit (Unit 2) that Appellants do not inhabit** means it is **not** an occupation conducted within Appellants’ dwelling (Unit 1). Second, residential use is the principal use of that separate address (not an “incidental and secondary” use)—just like every other multi-family rental property in Sycamore Township where individual units are leased to tenants.

Therefore, because the activity is **not** a “home occupation” per the Resolution’s definition, Section 10-4.2 has no application, and the Notice rests on an inapplicable provision.

2. No provision of the Zoning Resolution prohibits short term rentals. Two-family residential use is a permitted use in the district, and so is leasing a residential unit to tenants in a residential zone. The use of Unit 2 is lawful residential use, as the Resolution (Chapter 2) defines “Dwelling” as “any structure or portion thereof which is designed or used for residential

purposes” and the occupants of the leased unit (Unit 2) use it for living, sleeping, cooking, and sanitation — that is, residential purposes.

Further, the Resolution contains no definition of, or restriction on, “short term rental,” nor does it specify any minimum tenancy duration. *The transient-lodging categories that the Resolution does define **do not** include or describe the Appellant’s use of 7519 Montgomery Unit 2.*

According to Chapter 2 of the Resolution:

- a “Bed and Breakfast” is limited to one to three guest rooms **within** an owner-occupied residence and expressly may not provide kitchen facilities to guests. The Appellants’ use of Unit 2 does not fit this description because it is in an entirely separate (not owner-occupied) residential unit with its own kitchen.
- a “Hotel or Motel” requires more than four rooms with common reservation facilities and on-site management. This case does not fit that description.
- a “Boarding House” involves providing meals or lodging to between three and twenty persons. This case does not fit that description.

Under Ohio law, zoning resolutions are strictly construed in favor of the property owner, and the scope of restrictions may not be extended by implication. *Saunders v. Clark Cty. Zoning Dept.*, 66 Ohio St.2d 259 (1981).

The use of Unit 2 **also cannot** be recharacterized as a “commercial use in a residential district.” The Resolution’s own definition of “Residential” includes multi-family units “as well as uses such as bed & breakfast facilities, granny cottages, group homes, and day care/Type A,” and its definition of “Residential, Multi-Family” includes two-family dwellings alongside dormitories and boarding houses. The Resolution thus classifies the rental of all these types of dwelling spaces — including forms of lodging far more intensive than the use here — as residential, not commercial. All rental housing throughout the Township involves compensation. *As such, a paid tenancy does not convert a dwelling into a “commercial use.” If it did, then every leased apartment in the Township would be in violation as “commercial use in a residential district.”* The only lodging use that the Resolution assigns to a commercial category is a “Hotel or Motel,” which it defines as a building of more than four rooms with common reservation and cleaning facilities and on-site management — a definition that 7519 Montgomery Road does not meet.

3. The Notice misstates the Resolution. The Notice asserts that under Section 10-4.2 “short term rentals are not permitted.” Section 10-4.2 contains no such prohibition. It neither mentions short-term rentals nor prohibits any use of property; it only excludes certain activities from qualifying as home occupations.

4. The Notice’s sole evidence depicts a different property. The “Photos of Violation(s)” exhibit attached to the Notice is a screenshot of an Airbnb listing titled “Hummingbird House” (Airbnb listing no. 615728748030506449). That listing is operated from 4605 Kugler Mill Road, Cincinnati, OH 45236 (Parcel 600-0202-0488-00), owned per the Hamilton County Auditor by Michael McGraw Jr. and Danette McGraw. The Airbnb listing’s host name, interior photographs, bedroom and bath count, and Airbnb map location all correspond to that parcel and not to Appellants’ property. The Notice therefore attributes to Appellants’ parcel a listing operated

from a different property, on a different street, by different owners, and contains no evidence pertaining to 7519 Montgomery Road.

Context for the Board

While this appeal rests on the text of the Zoning Resolution, Appellants also offer the following context. Appellants have owned and lived at this property for six years, residing in Unit 1 while offering Unit 2 for rental for more than five years. In that time the use has generated no nuisance complaints, no parking, noise, or property-maintenance issues, and no prior contact from the Township. Appellants live 30 feet from their guests, personally maintain the property, screen and host every reservation, and are immediately available to address any concern.

Appellants remain in excellent standing with their neighbors, and their presence is welcomed in the neighborhood. We have attached (Exhibit D) a letter of support from our next-door neighbor Wanda Patterson (7521 Montgomery Rd.) attesting to the fact that the short-term rental the Appellants operate is not a nuisance and does not affect the character of the neighborhood. Whatever concerns may exist about short-term rentals being operated remotely and at scale, this arrangement is the opposite: a resident owner with a permanent stake in the community, accountable in person for everything that happens on the property. The essential residential character of the street — which is the interest Chapter 10 exists to protect — is preserved here precisely because the owners remain in residence.

Relief Requested

Appellants respectfully request that the Board reverse the Notice of Violation in its entirety and determine that no violation of Section 10-4.2 has occurred at the property, pursuant to its authority under Section 22-4.5.

Exhibits

- Exhibit A: Notice of Violation, Case CE-2026-226, with attachments as received
- Exhibit B: Capture of Airbnb listing no. 615728748030506449 ("Hummingbird House"), including host profile and location map
- Exhibit C: Hamilton County Auditor Property Summary, Parcel 600-0202-0488-00 (4605 Kugler Mill Rd)
- Exhibit D: Letter of Support from Wanda Patterson (Neighbor; 7521 Montgomery Rd)



SYCAMORE TOWNSHIP

Hamilton County, OH
8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447

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Administrator**
Jeff Uckotter

07/15/2026

GUSTAFSON ABEL T & KYLE MARIE TOMIKO
7519 MONTGOMERY RD CINCINNATI OH 45236

RE: Sycamore Township Code Violations

Case: CE-2026-226
Parcel ID: 06000212001900
Via U.S. Mail

To Whom It May Concern:

An inspection of the property located at 7519 MONTGOMERY RD in Sycamore Township, Ohio, found it to be in violation of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. Via this NOTICE OF VIOLATION, you are hereby requested to resolve the noted violations immediately in compliance with the requirements of the Sycamore Township Zoning Resolution and/or the Property Maintenance Code of Sycamore Township. To avoid further action, you must comply with the inspector's written remedies listed under each violation attached to this letter. You have the right to appeal this NOTICE OF VIOLATION pursuant to Chapter 22 of the Sycamore Township Zoning Resolution or Section 111 of the Property Maintenance Code of Sycamore Township, as applicable.

FAILURE TO COMPLY WILL RESULT IN THE INITIATION OF LEGAL ACTION

A follow-up inspection will occur twenty-one (21) days from the date of this NOTICE OF VIOLATION. If the said violation(s) is(are) not corrected by **08/04/2026 at 12:00 noon** local time, Sycamore Township will pursue all possible legal remedies against you, including a request made to the Sycamore Township Board of Trustees for the property to be declared a nuisance; you may be issued a citation and, upon conviction thereof, be fined up to \$500.00 per violation of the Sycamore Township Zoning Resolution and/or be fined up to \$150.00 per violation of the Property Maintenance Code of Sycamore Township, in addition to any court costs; and/or the issue may be abated, and the costs assessed against the property as a lien.

Please feel free to contact the Sycamore Township Planning & Zoning Department if you have any questions.

Sincerely,

Kevin Clark
Sycamore Township
kclark@sycamoretownship.org
Phone#: (513) 792-7249

NOTICE OF VIOLATION



Hamilton County, OH
8540 Kenwood Road
Sycamore Twp, OH
45236-2010
PH (513) 791-8447

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Sycamore Township Zoning Resolution and/or Property Maintenance Code Sections Violated and Required Actions for Compliance

10-4.2 Uses Prohibited as Home Occupations Home occupations shall not, under any circumstance, be deemed to include the following activities nor any other activities similar in kind or intensity of use: nursing homes; funeral homes, mortuaries and embalming establishments; restaurants; bed and breakfast establishments; clinics, hospitals or the general practice of medicine or dentistry; clubs, including fraternities and sororities; instruction of persons; day care centers or type A day care home; retail or wholesale business; warehousing; beauty shop; barbershop; tailoring shops; shoe or hat repair; drop-off or pick-up station; and on-premise consultation, sales or transaction.

Required Action:

You must stop renting the house for short term rentals and posting the house on the Airbnb website as per the Sycamore Township zoning resolution 10-4.2 short term rentals are not permitted. Please contact the staff regarding questions.

Photos of Violation(s)





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45236-2010
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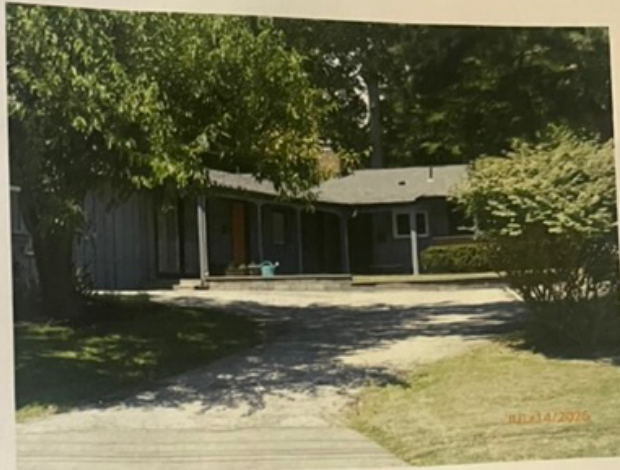
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To: Sycamore Township Board of Zoning Appeals

Re: Appeal of Abel Gustafson & Kyle Gustafson, 7519 Montgomery Rd.

My name is Wanda Patterson, and I live at 7521 Montgomery Road next door to the Gustafsons. I have lived here for many years and have known Abel and Kyle since they moved to the neighborhood 5 years ago.

I am writing in support of their appeal regarding their short-term rental. The Gustafsons live in one half of their two-family home and rent out the other half to guests, and they have done this the entire time I have known them. It has not been a problem for me or, as far as I know, for anyone on our street. They are not a disturbance and do not create extra noise, parking trouble, trash, or nuisance.

They take good care of their property and they are the kind of neighbors you hope for — friendly, responsible, and around to help when you need them. Nothing about what they do has harmed the quality of our neighborhood.

I would be glad to answer any questions.
Sincerely,


513-792-0832

Wanda Patterson

7521 Montgomery Road
Cincinnati, OH 45236

Hummingbird House

 [Share](#)  [Save](#)



Entire home in Cincinnati, Ohio
6 guests · 3 bedrooms · 3 beds · 1 bath



One of
the most
loved
homes on
Airbnb,
according
to guests

4.98
★★★★★

116
Reviews

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest 	

Check availability



Hosted by Danette
Superhost · 8 years hosting

 [Report this listing](#)



Top 1% of homes
This home is one of the highest ranked based on ratings,
reviews, and reliability.



Self check-in

Check yourself in with the keypad.



Extra spacious

Guests love this home's spaciousness for a comfortable stay.

Claim the entire main level of this centrally located home. Whether you are popping downtown to catch a game and enjoy the nightlife with friends, or taking the kids to King's Island for roller coasters and adventure, this house is only a short drive away from tons of fun. If you're in the mood to visit one of the city's premier malls and entertainment areas, simply follow the sidewalk across from the house and enjoy a walk to great restaurants and shopping....

Show more

Where you'll sleep

1 / 2



Bedroom 1

1 king bed



Bedroom 2

1 queen bed

What this place offers



Kitchen



Wifi

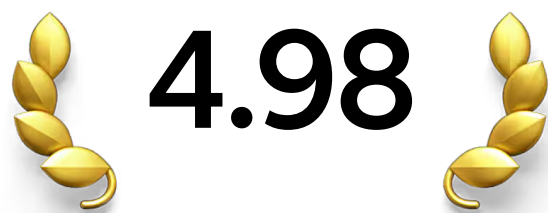
-  Dedicated workspace
-  Free driveway parking on premises
-  TV
-  Free washer – In unit
-  Free dryer – In unit
-  Central air conditioning
-  Bathtub
-  Exterior security cameras on property

Show all 60 amenities

Select check-in date

Add your travel dates for exact pricing

July 2026							Aug		
S	M	T	W	T	F	S	S	M	T
			1	2	3	4			
5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24
25	26	27	28	29	30	31			
							1	2	3
							4	5	6
							7	8	9
							10	11	12
							13	14	15
							16	17	18
							19	20	21
							22	23	24
							25	26	27
							28	29	30
							31		



Guest favorite

This home is in the top 1% of eligible listings based on ratings, reviews, and reliability

[How reviews work](#)

Overall rating

5
4
3
2
1

Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Guest reviews mention



Comfort 41



Hospitality 72



Cleanliness 42



Family 16



Decor 12



Loc



Erin

Whitehouse, Ohio

★★★★★ · 4 days ago · Stayed with kids

Our second stay and we'll definitely be back! Great location, super clean, amazing hosts. Would recommend!



Susanne

Houston, Texas

★★★★★ · May 2026 · Stayed a few nights

We had a wonderful time at the hummingbird house!!! Excellent host, clean, and comfortable! 10/10 would recommend



Sarah

Hamilton, Michigan

★★★★★ · May 2026 · Stayed one night

Cute house with upscale finishes!



Evan

2 months on Airbnb

★★★★★ · May 2026 · Stayed a few nights

It was a perfect vacation house for a little getaway. Not far from the city center but far enough to feel at home and in a quiet place. Large beds, good seating, and very well lit. More than enough parking around the house as needed. My only complaint is that the floors are a little creaky. Its an older home so just prepare for some floor creaks and ...

[Show more](#)



Laura

Lakewood, Ohio

★★★★★ · March 2026 · Stayed a few nights

Such a wonderful place to stay for our first Cincinnati adventure. We'll be back and we'll happily stay there again.



Alonzo

Cottage Grove, Oregon

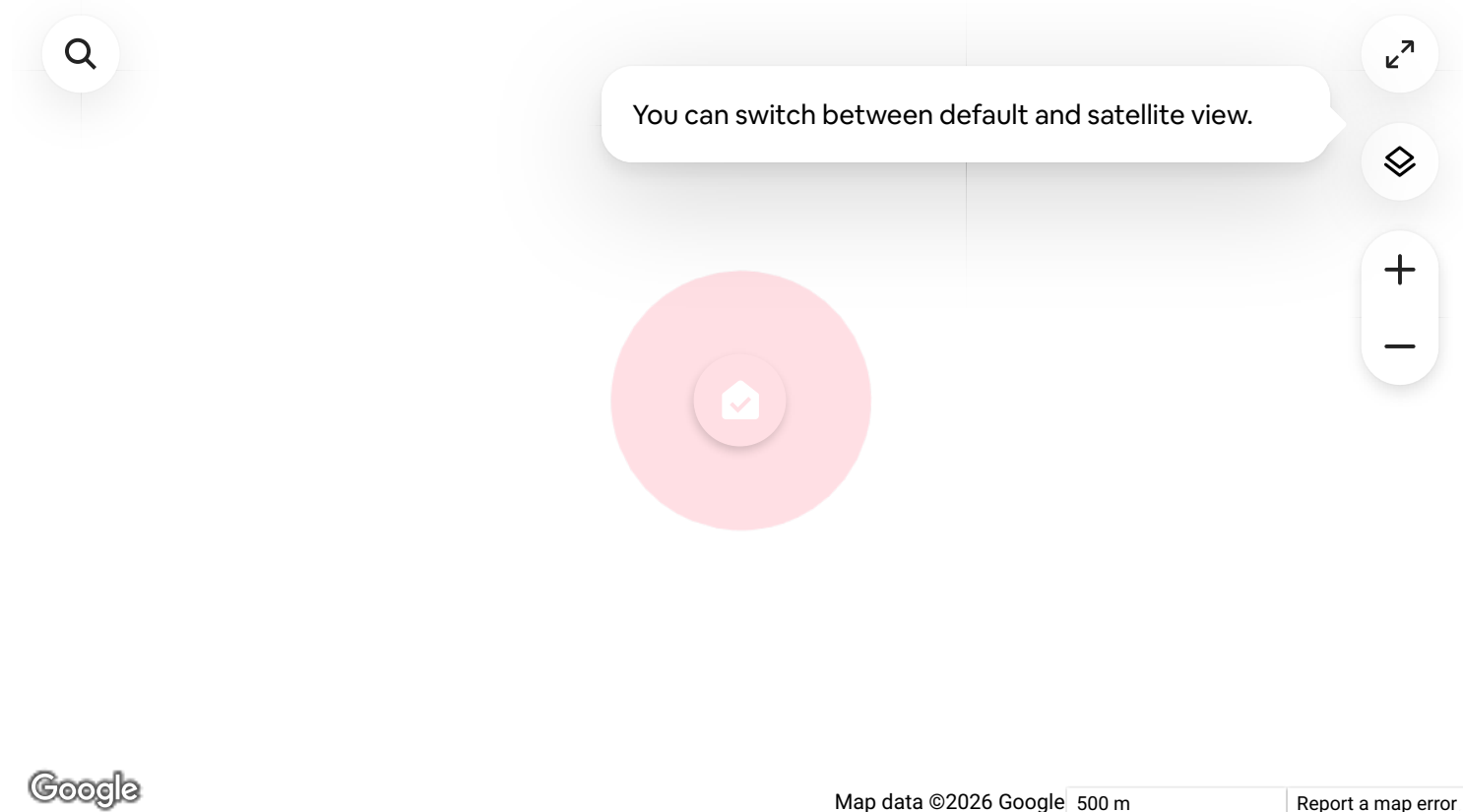
★★★★★ · March 2026 · Stayed a few nights

This house was exactly as described and what we were looking for. It was perfect for our needs and we would definitely stay here again! The hosts were fantastic as well!

Show all 116 reviews

Where you'll be

Cincinnati, Ohio, United States



This listing's location is verified and the exact location will be provided after booking.

[Learn about verification.](#)

Neighborhood highlights

Wonderful quiet neighborhood in a safe suburban area, but close to hot spots, breweries, and fun. Family owned restaurants and businesses close by as well as beloved chains and high end shopping (Tiffany's, Nordstrom, Cheesecake Factory, and Maggiano's to name just a few) I love this neighborhood and feel like it has it all!

[Show more](#) >

Meet your host



Danette

 Superhost

180

Reviews

4.99 ★

Rating

8

Years hosting

-  Born in the 70s
-  Where I went to school: Indian Hill

Danette is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Co-hosts



Claudia And Daniel

Host details

Response rate: 100%
Responds within an hour

Message host



To help protect your payment, always use Airbnb to send money and communicate with hosts.

Things to know



Cancellation policy
Add your trip dates to get the cancellation details for this stay.
[Add dates](#)



House rules

Check-in after 4:00 PM
Checkout before 11:00 AM
6 guests maximum
[Learn more](#)



Safety & property

Exterior security cameras on property
Carbon monoxide alarm
Smoke alarm
[Learn more](#)

Airbnb > United States > Ohio > Hamilton County > Sycamore Township

Explore other options in and around Cincinnati

Nashville

Vacation rentals

Gatlinburg

Vacation rentals

Columbus

Vacation rentals

Pigeon Forge

Vacation rentals

Louisville

Vacation rentals

Chicago

Vacation rentals

Indianapolis

Vacation rentals

Pittsburgh

Vacation rentals

Cleveland

Vacation rentals

Other types of stays on Airbnb

Sycamore Township vacation rentals

Sycamore Township monthly stays

House vacation rentals in Ohio

House vacation rentals in United States

Vacation rentals with outdoor seating in Hamilton Coun... House vacation rentals in Hamilton County

Family-friendly vacation rentals in Hamilton County

Vacation rentals with outdoor seating in Ohio

Vacation rentals with outdoor seating in United States

Support

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[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighborhood concern](#)

Hosting

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[Airbnb your experience](#)

[Airbnb your service](#)

[AirCover for Hosts](#)

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[Airbnb-friendly apartments](#)

[Join a free hosting class](#)

[Find a co-host](#)

[Refer a host](#)

Airbnb

2026 Summer Release

Newsroom

Careers

Investors

Gift cards

Airbnb.org emergency stays

 **English (US)** \$ **USD**



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Jessica E. Miranda
HAMILTON COUNTY AUDITOR



HAMILTON COUNTY AUDITOR'S OFFICE
138 E. Court St., Cincinnati, OH 45202
www.HamiltonCountyAuditor.org

Property Summary

[Menu](#)

Parcel ID

600-0202-0488-00

Address

4605 KUGLER MILL RD

Index Order

Address

Tax Year

2025 Payable 2026

Property Information

Tax District	064 - SYCAMORE-SYC FD-IND.HILL	Images/Sketches
School District	INDIAN HILL EVSD	
Appraisal Area	60010 - SYCAMORE 10 Sales	
Auditor Land Use	510 - SINGLE FAMILY DWLG	
Owner Name and Address	MCGRAW MICHAEL JR & DANETTE 4605 KUGLER MILL RD CINCINNATI OH 45236 (Questions? 946-4015 or county.auditor@auditor.hamilton-co.org)	Tax Bill Mail Address COTALITY ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or taxbills.treasurer@hamiltoncountyohio.gov)
Assessed Value	89,860	Effective Tax Rate 44.762874
		Total Tax \$3,593.69
Property Description KUGLER MILL RD 62 X 120 LOT 2 CAHILL 2ND SUB		

Appraisal/Sales Summary

Year Built	1958
Total Rooms	6
# Bedrooms	3
# Full Bathrooms	1
# Half Bathrooms	0
Last Transfer Date	12/23/2019
Last Sale Amount	\$115,000
Conveyance Number	223063
Deed Type	WD - General Warranty Deed
Deed Number	
# of Parcels Sold	1
Acreage	0.171

Tax/Credit/Value Summary

Board of Revision	YES(20)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	70,560
CAUV Value	0
Market Improvement Value	186,160
Market Total Value	256,720
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,820.79

Notes

** 10/15/20 BOR #19-040400 DECREASE TO 148,780 TH

I Want To...

-  Start a New Search
-  Email the Auditor
-  View the Online Help
-  Appearance Settings
-  Auditor's Home

View:

Property Summary
Appraisal Information
Levy Information
Transfer
Value History
Board of Revision
Payment Detail
Tax Distributions
Images
Special Assessment/Payoff
Tax Lien Certificates
CAGIS Online Maps
Aerial Imagery
Owner Names

Print:

-  Current Page
-  Property Report

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wEdge version 4.0.9657.25927

Data updated: 2026/07/23

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