



City of Blue Ash
4343 Cooper Road
Blue Ash, OH 45242-5699
ph. 513.745.8500
fax 513.745.8594
BlueAsh.com

David M. Waltz
City Manager

March 10, 2025

City of Blue Ash
4343 Cooper Road
Blue Ash, OH 45242

The Honorable Sandra O'Brien, District 32
Senate Local Government Committee Chair
The Ohio Statehouse
1 Capitol Square
Columbus, OH 43215

Subject: Opposition Testimony to Senate Bill No. 104

Dear Chair O'Brien, Vice Chair Gavarone, and members of the Senate Local Government Committee,

On behalf of the City Council of Blue Ash, I am writing as Assistant City Manager to convey our City's firm opposition to Senate Bill No. 104 regarding Local regulation and taxing of short-term rental properties.

In 2019, dozens of Blue Ash residents attended a City Council meeting to express concerns about an Airbnb in the City's Ravenwood neighborhood. It was the most memorable meeting of my 20+ year career with both residents and Councilmembers in tears.

Residents voiced concerns citing safety, security, and quality of life issues. Complaints include disruptive behavior such as loud parties, parking problems, and trash, as well as worries about the constant turnover of strangers in the area. Some residents were particularly concerned about the safety of their children. A common theme was that Airbnbs should be regulated like businesses and not allowed in residential zones. Others also mentioned the potential for property values to be affected by Airbnb operations.

In response, Blue Ash City Council enacted legislation to prohibit rentals of less than 30 days in single-family homes and condominiums. This policy has served the City well for the past 5+ years.

Attached is an excerpt from the July 11, 2019 Blue Ash City Council meeting minutes on this topic. The City of Blue Ash and its residents implore you to cast a vote against SB 104.



"Minutes of the Blue Ash City Council Meeting, July 19, 2019, regarding Airbnbs and short-term rentals"

Jared Frizzi, 9480 Fallson Court, expressed his concerns about the safety and security of an Airbnb located in the Ravenwood Subdivision. It has become a disruption and nuisance to the neighborhood with loud music, vulgar language, erratic behavior, trash, and parking issues. At times, there can be as many as 20 people occupying the home. The constant turnover of the house to strangers is uncomfortable for the community. He is concerned that other operators of Airbnbs could have an interest in the money-making venture. He requested Council to put ordinances and codes in place to help regulate this matter.

Emily Frizzi, 9480 Fallson Court, has two young daughters and is concerned with the safety and security of the neighborhood due to the Airbnb and not knowing who is occupying it.

Neil Berg, 4344 Chesswick Drive, expressed his concerns that the owner of the Airbnb is an experienced investor who purchased the property as a for-profit venture and does not even live there. The Ravenwood neighborhood is diverse with young families to elderly individuals who have lived in their home for many years. He requested Council to regulate City codes, similar to other cities such as Columbus, Upper Arlington, and Westerville.

Dick Kline, 9566 Lansford Drive, expressed that the house next to him is for sale and fears that it could also be bought with the intent of using it as an Airbnb. He feels Airbnb's are a commercial use and should not be operating in a zoned residential area.

Margaret Grossman, 9495 Fallson Court, lives next door to the Airbnb. She indicated that there are always a number of cars parked along the street and as many as five cars parked in the driveway. Recently, she had to call the police department at 2:00 a.m. on both Saturday and Sunday when the occupants of the Airbnb were in the front/back yard drinking and loud partying. To them it is a vacation, but to her and other residents, it is their home and deserve the right to peace and harmony.

Marc Waggener, 9322 Hunters Creek Drive, indicated the need to regulate short-term rental businesses such as Airbnbs. He is an HOA board member of Twin Lakes. Residents complain of parking and Airbnb guests taking advantage of the community pool as well as using the Rec Center as the owner's "guests". He feels Airbnbs are a business and should be regulated as one.

Louis Peerless, 4433 Chesswick Drive, expressed his dissatisfaction with the Airbnb (inaudible).

Rose Mary Enriquez, 9502 Lansford Drive, expressed her dissatisfaction with the Airbnb and the number of cars parking on the street. She feels it is creating an unsafe neighborhood.

Ron Rein, 9509 Fallson Court, indicated that he is a property investor and feels the high rental resources of an Airbnb and the lack of enforcement could increase due to a higher earnings from Airbnbs.

Bill Grauvogel, 9487 Longren Court, feels the Airbnb is in violation of the Blue Ash code of ordinances. He requested Council to take action and regulate its ordinances to not allow Airbnbs in a residential neighborhood.

Danielle Lewis, 9474 Fallson Court, stated that her family recently moved into Ravenwood. Had they known there was an Airbnb in the neighborhood, they would not have chosen to live there.

Joseph McKenna, 9481 Fallson Court, indicated that he lives next door to the Airbnb. He feels the owner of the residence misled the residents. The renters of the Airbnb have been disruptive and have interfered with the Ravenwood residents' quality of living.

Amanda Stein, 9486 Raven Lane, stated her home backs to the Airbnb. Her children play in the backyard and occasionally a ball is thrown into neighbor's yards. Not knowing who the people are staying in the Airbnb, she fears what her children may encounter when entering the backyard to retrieve the ball.

Barbara Hemmerle, 9633 Lansford Drive, feels the Airbnb in the Ravenwood subdivision is in violation of the Blue Ash code of ordinances. Ravenwood is zoned single-family residential and an Airbnb is a business. She requests Council to ban Airbnbs from residential neighborhoods.

Thank you for your attention to this matter. We encourage the Senate Local Government Committee to carefully consider the significant concerns raised by the City of Blue Ash and its residents as part of this important legislation.

Sincerely,
Kelly Harrington

A handwritten signature in blue ink that reads "Kelly Harrington". The signature is written in a cursive, flowing style.

Assistant City Manager
On Behalf of the City Council of Blue Ash