



Ronald Roberto
Robert Bartolt
Mark Schupp
Dionne Owens
James Sidow

David DeMoss
(Charles Thiemann)

COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting
4200 Springdale Road – Cincinnati, Ohio 45251

Wednesday, May 24th, 2023 – 6:30 p.m.

1. Meeting called to order:

Pledge of Allegiance

Explanation of Procedures

Roll Call

Oath of Office

2. Swearing in: Appellants, attorneys, and all speakers in the cases.

3. Hearing of Appeals:

BZA2023-05:

The applicant is appealing a Zoning Verification Letter sent by the Colerain Township Zoning Administrator.

Location: 7451 Colerain Ave

Parcel: 510-0071-0554-00

Applicant: Kristina Dahmann, with Ice Miller L.L.P.

Prop. Owner: InTown Suites Colerain, L.P.

BZA2023-06:

The applicant is requesting an expansion of a nonconforming use.

Location: 5636 Springdale Rd

Parcel: 510-0230-0066-00

Applicant: James Ritter, Professional Design Assoc.

Prop. Owner: 5636 Springdale Rd, L.L.C.

BZA2023-07:

The applicant is requesting an expansion / reconstruction of a nonconforming use.

Location: 6858 Blue Rock Rd

Parcel: 510-0390-0024-00

Applicant: Rick Sparks

Prop. Owner: Aaron Lopez



BZA2023-08:

The applicant is requesting a variance to §8.3.1 of the Colerain Township Zoning Resolution.

Location: 5504 – 5560 Blue Rock Rd
Parcel(s): 510-0230-0075-00; &
510-0230-0074-00
Applicant: David Lorei, with Abercrombie & Associates, Inc.
Prop. Owner: Edward Charles Zillig (Trustee)

BZA2023-09:

The applicant is requesting an expansion of a nonconforming use.

Location: 8077 Colerain Ave
Parcel: 510-0071-0007-00
Applicant: Thamel Bar & Restaurant, L.L.C.
Prop. Owner: Colerain Avenue 8077, L.L.C.

BZA2023-10:

The applicant is requesting an expansion / reconstruction of a nonconforming use.

Location: 5671 Springdale Rd
Parcel: 510-0230-0617-00
Applicant: John Meyer, with Ray Meyer Sign Co., Inc.
Prop. Owner: Guardian Savings Bank, Inc.

4. Unfinished Business: None
5. Approval of Minutes: April 26th, 2023
6. Next Meeting: June 28th, 2023
7. Administrative Matters: Colerain Township, KZF, Zone Co. Comprehensive Zoning Resolution Amendment Update – Open House May 3, 2023
8. Adjournment.