



Record Number: **BZX-1**

Meeting Minutes

Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, January 24, 2024 - 6:30 P.M.

Meeting Called to Order by: Mr. Roberto at 6:30 P.M.

Pledge of Allegiance: Led by: Mr. Roberto

The Explanation of Procedures was presented by: Mr. Roberto

Roll Call: Mr. Bartolt – aye, Ms. Owens – aye, Mr. Schupp – aye, Mr. Sidow – aye, Mr. Roberto – aye

Present as Staff was: Mr. David J. Peters, Development Officer. Legal Staff was not present.

Swearing In: Mr. Roberto swore in the appellants, attorneys, and all speakers in the cases.

Hearing of Appeals:

#1 **BZA-24-1:** The applicant is requesting a Variance increased wall sign square footage.

Location: 5510 Old Blue Rock Rd.

Parcel Number: 510-0230-0877-00

Applicant: Emily Ober

Property Owner: Edward Zillig

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that while we generally take sign height and area variances very seriously, the area that United Dairy Farmers will be in does not feature a large number of retail outlets and the increased signage may be needed to attract motorists to the station.;

Staff described the relevant Colerain Township Zoning Resolution Articles, Sections, and definitions;

and Staff outlined the criteria for zoning variances as stated in the Colerain Township Zoning Resolution.

Staff's recommendation was for **APPROVAL of the requested Variance**, with the following conditions:

None

This concluded Staff's presentation; any and all questions the Board has for Staff were satisfied.

The applicant was present and gave a presentation.

Mr. Roberto asked if anyone else was present to speak in favor, or in opposition, and the following people spoke:

None

With nobody else present wishing to speak, Mr. Bartolt motioned to close the public portion of the case. Mr. Sidow seconded. Motion to close the public portion passes unanimously.

Mr. Schupp made a motion to **APPROVE the requested Variance**, with the following conditions:

None;

and Mr. Bartolt seconded.

Roll Call: Mr. Bartolt – aye, Ms. Owens – aye, Mr. Schupp – aye, Mr. Sidow – aye, Mr. Roberto – aye

The motion **PASSES** by a vote of 5-0.

Notes:

#2

BZA-24-2: The applicant is requesting a Variance an addition to their house that does not meet the current setback requirements in the Colerain Township Zoning Resolution.

Location: 3268 Rockacres Ct.

Parcel Number: 510-0081-0454-00

Applicant: Logan Sillies

Property Owner: Logan Sillies

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that this property is located in the R-6 Residential zone, and a rear setback of 35' is required. The proposed addition will put the setback at 7'-10", which is far less than the requirement. However, there is a currently a wood deck in the footprint where the proposed addition will be and it does not seem to be posing any problem to the neighboring properties. ;

Staff described the relevant Colerain Township Zoning Resolution Articles, Sections, and definitions;

and Staff outlined the criteria for zoning variances as stated in the Colerain Township Zoning Resolution.

Staff's recommendation was for **APPROVAL of the requested Variance**, with the following conditions:

None

This concluded Staff's presentation; any and all questions the Board has for Staff were satisfied.

The applicant was present and gave a presentation

Mr. Roberto asked if anyone else was present to speak in favor, or in opposition, and the following people spoke:

1. Gisela Dossey, 3250 Rockacres Ct., spoke in favor.
2. Sherry Murray, 3255 Rockacrea Ct., spoke in favor.

With nobody else present wishing to speak, Ms. Owens motioned to close the public portion of the case. Mr. Bartolt seconded. Motion to close the public portion passes unanimously.

.

Mr. Roberto asked the applicant if he could build an addition with a reduced footprint, and the applicant stated that this was not an option..

Mr. Bartolt made a motion to **APPROVE the requested Variance**, with the following conditions:

None

and Mr. Schupp seconded.

Roll Call: Mr. Bartolt – aye, Ms. Owens – aye, Mr. Schupp – aye, Mr. Sidow – aye, Mr. Roberto – aye

The motion **PASSES** by a vote of 5-0.

Notes:

Unfinished Business:

Approval of Minutes: October 25, 2023; November 29, 2023; December 27, 2023 November 29, 2023 December 27, 2023

Minutes for the meeting(s) listed above were approved unanimously.

Administrative Matters:

Adjournment: *A motion was made by Mr. Bartolt, and seconded by Mr. Schupp, to adjourn the meeting at approximately 7:05 P.M.. The motion passed unanimously.*

Meeting adjourned.

Approval of Meeting Minutes
Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, January 24, 2024 - 6:30 P.M.

Respectfully Submitted:



Mr. David J. Peters, Zoning Administration Staff

4/24/24

Date

Secretary:

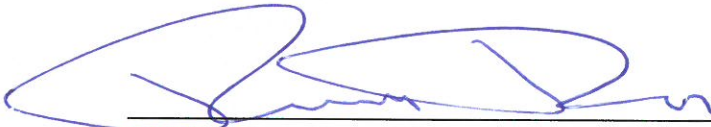


Dionne Owens, Secretary

4/24/24

Date

Accepted By:



Ronald J. Roberto, Chairman

4/24/24

Date