



## Meeting Minutes

### Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

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

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**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 – Not Present, Ms. Owens - aye, Mr. Schupp - aye, Mr. Sidow- aye, Mr. Roberto - aye

Mr. DeMoss was also present as an alternate and was seated to the Board in place of Mr. Bartolt

Present as Staff was: Mr. David J. Peters, Board of Zoning Appeals Administrator; Mr. Justin Becker, Planner / Development Officer; Mr. Brody Smith, Development Intern. 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-24-8:** The applicant is requesting a Variance the retroactive approval of a pre-existing accessory structure built three (3) feet from the side yard property line.

Location: 5080 Hanley Rd.  
Parcel Number: 510-0211-0032-00  
Applicant: James Meinking  
Property Owner: James Meinking

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the applicant has already built the building and intended to build it as an attached structure connected by a breezeway. The building does not meet the required setback, but is not intense because there are no close structures nearby.;

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, Ms. Owens motioned to close the public portion of the case. Mr. Schupp seconded. Motion to close the public portion passes unanimously.

The Board considered the fact that Mr. Meinking had built the building without permission and questioned him on several concerns that they had.

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

*None.*

and Mr. Schupp seconded.

**Roll Call:** Mr. DeMoss - aye, Ms. Owens - aye, Mr. Schupp - aye, Mr. Sidow- aye, Mr. Roberto - nay

The motion **PASSES** by a vote of 4-1.

#2

**BZA-24-9:** The applicant is requesting a Variance the construction of an attached garage that does not meet the side yard setback requirement.

Location: 7849 Spring Leaf Dr.

Parcel Number: 510-0350-0459-00

Applicant: Robert Reder

Property Owner: Robert Reder

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the construction of the garage will not be intense and will not alter the character of the neighborhood in any meaningful way.;

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. Schupp motioned to close the public portion of the case. Ms. Owens seconded. Motion to close the public portion passes unanimously.

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

and Mr. DeMoss seconded.

**Roll Call:** Mr. DeMoss - aye, Ms. Owens - aye, Mr. Schupp - aye, Mr. Sidow- aye, Mr. Roberto - aye

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

**Unfinished Business: None**

**Approval of Minutes:** February 28, 2024

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

**Administrative Matters: None**

***Adjournment:*** A motion was made by Ms. Owens, and seconded by Mr. DeMoss, to adjourn the meeting at approximately 6:52 P.M.. The motion passed unanimously.

*Meeting adjourned.*



**Approval of Meeting Minutes**  
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Respectfully Submitted:

*Mr. David J. Peters, Board of Zoning Appeals Administrator*

8/28/24  
Date

Secretary:

*Mark Schupp, Secretary*

8/28/24  
Date

Accepted By:

*Ronald J. Roberto, Chairman*

8/28/24  
Date