



Meeting Minutes

Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, May 22, 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 - ; Mr. Schupp - aye; Mr. Sidow - aye; Mr. Roberto - aye

Mr. Thiemann was also present as an alternate and was seated to the Board in place of Ms. Owens .

Present as Staff was: Mr. David J. Peters, Board of Zoning Appeals Administrator; Mr. David Miller, Development Director; 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-24-10:** The applicant is requesting a Variance a reduced setback for the Eastern property line.

Location: 9500 E. Miami River Rd.

Parcel Number: 510-0410-0014-00

Applicant: David Toombs

Property Owner: Hamilton County

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that a firearms training facility has existed on the site for many decades and the expansion is consistent with the goals of the Colerain Township Zoning Resolution and the Comprehensive Plan.;

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. Rich Mcvey, 8198 Daleview, spoke in opposition.

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

The Board questioned the applicants and all questions were answered..

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

None.;

and Mr. Thiemann seconded.

Roll Call: Mr. Bartolt- aye, Mr. Schupp - nay, Mr. Sidow - nay, Mr. Thiemann - aye, Mr. Roberto - aye

The motion **PASSES** by a vote of 3-2.

#2 **BZA-24-11:** The applicant is requesting a Variance a reduced rear yard setback.

Location: 6629 Abell Ct.

Parcel Number: 510-0344-0103-00

Applicant: Nick Bolte

Property Owner: Martin & Jenny Strohofer

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that this would be among the first properties in the area to have a reduced setback, but nobody would be harmed by granting the variance.;

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. Mr. Sidow seconded. Motion to close the public portion passes unanimously.

The Board questioned the applicants and all questions were answered..

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

None.

and Mr. Bartolt seconded.

Roll Call: Mr. Bartolt- aye, Mr. Schupp - aye, Mr. Sidow - aye, Mr. Thiemann - aye, Mr. Roberto - aye

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

#3 **BZA-24-12:** The applicant is requesting a Variance specific unapproved uses to be allowed upon the property.

Location: 9535 Pippin Rd.
Parcel Number: 510-0052-0142-00
Applicant: Markesha Blackman
Property Owner: Kosuru Holdings, LLC.

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the case is very complicated and specific uses would need to be approved individually. The issue could be continued, which is Staffs recommendation, but it could also be approved or denied.;

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 **HOLD 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. Carmen Cobert, 2516 Impala Dr., spoke in favor.

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

The Board questioned the applicants and all questions were answered.

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

1. *Operations are approved from 6:00 A.M. to midnight only.*
2. *Approved uses are as follows: Dance studio, birthday parties, youth summer camps for sports training, personal fitness training, baby showers, community outreach, weddings, conferences, personal congregation space and job fairs.*
3. *Vendors must have a Transient Use Permit from Colerain Township.*
4. *Uses approved for 9535 Pippin Rd. only.*

and Mr. Bartolt seconded.

Roll Call: Mr. Bartolt - aye, Mr. Schupp - aye, Mr. Sidow - aye, Mr. Thiemann - aye, Mr. Roberto - aye

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

#4 **BZA-24-13:** The applicant is requesting a Variance a use that is not currently approved in the B-3 zoning district.

Location: 7200 Colerain Av.
Parcel Number: 510-0074-0013-00
Applicant: Dima Mosolov
Property Owner: GMX Holdings, LLC.

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the variance seemed appropriate for approval with the conditions listed.;

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:

1. *All three parcels (510-0074-0013-00; 510-0074-0016-00; 510-0074-0017-00) shall be combined into one new parcel prior to operations beginning at the site.*
2. *Any non-conforming signage or status shall be removed with this lot combination.*
3. *A site plan and application shall be submitted to the Colerain Township Planning & Zoning Department within one year that shows that the new use will have adequate parking, landscaping, design and site development standards.*

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. Schupp seconded. Motion to close the public portion passes unanimously.

The Board questioned the applicants and all questions were answered..

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

1. All three parcels (510-0074-0013-00; 510-0074-0016-00; 510-0074-0017-00) shall be combined into one new parcel prior to operations beginning at the site.
2. Any non-conforming signage or status shall be removed with this Jot combination.
3. A site plan and application shall be submitted to the Colerain Township Planning & Zoning Department within one year that shows that the new use will have adequate parking, landscaping, design and site development standards.

and Mr. Thiemann seconded.

Roll Call: Mr. Bartolt- aye, Mr. Schupp - aye, Mr. Sidow - aye, Mr. Thiemann - aye, Mr. Roberto - aye

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

#5 **BZA-24-14:** The applicant is requesting a Variance a reduced rear yard setback for a home addition.

Location: 3019 Compton Rd.
Parcel Number: 510-0054-0174-00
Applicant: Jerry Johnson
Property Owner: Jerry Johnson

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the driveway is very dangerous and the variance will allow for adequate room to turn around to pull forward from the driveway.;

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. Schupp seconded. Motion to close the public portion passes unanimously.

The Board questioned the applicants and all questions were answered..

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

None.;

and Mr. Thiemann seconded.

Roll Call: Mr. Bartolt- aye, Mr. Schupp - aye, Mr. Sidow - aye, Mr. Thiemann - aye, Mr. Roberto - aye

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

Unfinished Business: None.

Approval of Minutes: April 24, 2024

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

Administrative Matters: None.

Adjournment: A motion was made by Mr. Schupp, and seconded by Mr. Bartolt, to adjourn the meeting at approximately 8:36 P.M.. The motion passed unanimously.

Meeting adjourned.



Record Number: **BZX-24-5**

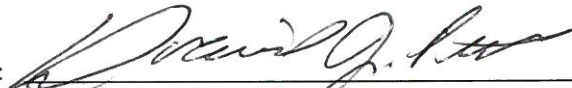
Approval of Meeting Minutes
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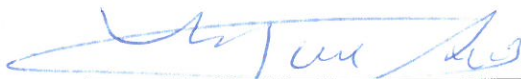
Meeting Date: Wednesday, May 22, 2024 - 6:30 P.M.

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