



Meeting Minutes

Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, June 26, 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 - ; 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, and Mr. Brody Smith. 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-24-16:** The applicant is requesting a Variance the lower level of an office building to be used for a self-storage operation.

Location: 5636 Springdale Rd.
Parcel Number: 510-0230-0066-00
Applicant: James Ritter
Property Owner: 5636 Springdale, LLC.

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the use is not intense and should be approved.;

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. If the property owner wishes to add signage in front of the building, signage will only be added to the existing State Farm sign on the blank panel. No additional signage shall be added to front or sides of the property.*
- 2. No wall signage shall be added to the front of the property and only 20 square feet of wall signage may be added to the rear of the property, directly adjacent to the entry to the lower level.*
- 3. No outdoor storage shall be allowed on the lot.*
- 4. No storage of trucks, dollies, trailers, or any other equipment related to self-storage shall be stored on the lot overnight.*
- 5. Nothing shall be rented nor sold from the lower level of the building.*

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. James Nichols, 5638 Springdale Rd., spoke in favor.

With nobody else present wishing to speak, Mr. Schupp motioned to close the public portion of the case. Mr. DeMoss 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:

- 1. If the property owner wishes to add signage in front of the building, signage will only be added to the existing State Farm sign on the blank panel. No additional signage shall be added to front or sides of the property.*
- 2. No wall signage shall be added to the front of the property, and only 20 square feet of wall signage may be added to the rear of the property, directly adjacent to the entry to the lower level.*
- 3. No outdoor storage shall be allowed on the lot.*
- 4. No storage of trucks, dollies, trailers, or any other equipment related to self-storage shall be stored on the lot overnight.*
- 5. Nothing shall be rented nor sold from the lower level of the building.*

and Mr. Sidow 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-24-17:** The applicant is requesting a Variance the business to be used as a bar.

Location: 2589 W. Galbraith Rd.
Parcel Number: 510-0072-0405-00
Applicant: Satar Baghbanian
Property Owner: Satar Baghbanian

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the proposed use as a bar would be too intense for the area and should be 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 **DENIAL of the requested Variance.**

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 nobody spoke.

Mr. Schupp motioned to close the public portion of the case. Mr. DeMoss seconded. Motion to close the public portion passes unanimously.

Mr. Sidow made a motion to **DENY the requested Variance,**

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: NONE

Administrative Matters: NONE

Adjournment: A motion was made by Mr. Schupp, and seconded by Mr. DeMoss, to adjourn the meeting at approximately 7:23 P.M.. The motion passed unanimously.

Meeting adjourned.



Record Number: **BZX-24-6**

Approval of Meeting Minutes
Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, June 26, 2024 - 6:30 P.M.

Respectfully Submitted:


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

8/28/24
Date

Secretary:

Mark Schupp, Secretary

Date

Accepted By:


Ronald J. Roberto, Chairman

8/28/24
Date