



Meeting Minutes

Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, July 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 - ; Mr. Sidow - aye; Mr. Roberto - aye

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

Present as Staff was: Mr. David J. Peters, Board of Zoning Appeals Administrator; Brody Smith, Development Intern. Township Legal Staff was also present.

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

Hearing of Appeals:

#1 **BZA-24-18:** The applicant is requesting a Variance a fence taller than 6', encroaching too far up the side yard of the property..

Location: 11605 Greenridge Dr.
Parcel Number: 510-0014-0091-00
Applicant: Lillie Jefferson
Property Owner: William & Lillie Jefferson

Mr. Roberto introduced the case.

Presentation was provided by staff, Mr. David J. Peters. Staff noted that the fence height overage was not significant and the variance would not harm the character of the neighborhood.;

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. The fence shall protrude no further into the side yard than current conditions.

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. Ms. Owens seconded. Motion to close the public portion passes unanimously.

The Board questioned the applicant and all questions were answered.

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

1. The fence shall protrude no further into the side yard than current conditions.;

and Mr. Thiemann seconded.

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

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

#2 **BZA-24-19:** The applicant is requesting a Variance an in-ground pool in the front yard of the property.

Location: 8752 Althaus Rd.
Parcel Number: 510-0370-0077-00
Applicant: Heather Steding
Property Owner: Christopher & Heather Steding

Staff recommended that BZA-24-19 be continued to the next meeting due to a requirement of the Ohio Revised Code not being fulfilled.

Ms. Owens made a motion to **CONTINUE the case**,

and Mr. Thiemann seconded.

Roll Call: Mr. Bartolt - aye, Ms. Owens - 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: None.

Administrative Matters: None.

Adjournment: A motion was made by Mr. Bartolt, and seconded by Mr. Thiemann, to adjourn the meeting at approximately 6:49 P.M.. The motion passed unanimously.

Meeting adjourned.

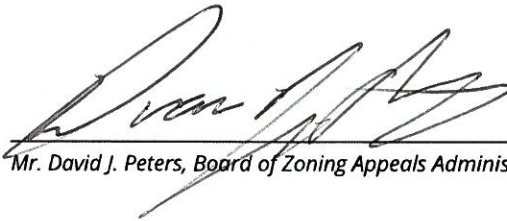


Approval of Meeting Minutes
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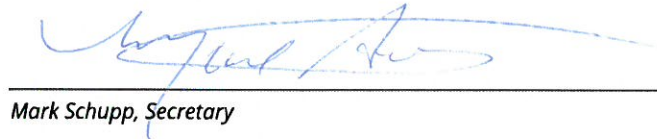
Meeting Date: Wednesday, July 24, 2024 - 6:30 P.M.

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