



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting
4200 Springdale Road – Cincinnati, Ohio 45251

Wednesday, August 28, 2024 – 6:30 PM

1. **Meeting Called to Order**
 - a. The meeting was called to order at 6:30 pm by Board Chair Roberto.
2. **Pledge of Allegiance**
 - a. Mr. Roberto led the Pledge of Allegiance
3. **Explanation of Procedures**
 - a. Board Chair Roberto explained the BZA procedures
4. **Roll Call**
 - a. Present and Voting: Board Member Shupp, Board Member Sidow, Board Chair Roberto,
 - b. Absent: Board Member Bartolt, Board Member Owens Alternate DeMoss
5. **Swearing in: appellants, attorneys, and all speakers in the cases**
 - a. Board Chair Roberto swore in appellants, attorneys, and all speakers in the cases
6. **Hearing of Appeals**

A motion to hear both of the 9720 Colerain Avenue cases at once was made by Board Member Schupp and seconded by Mr. Sidow.

The vote passed 4-0

- a. **BZA-24-20 | Variance | 9720 Colerain Av.**
 - **Presentation:** Was given by Senior Planner David Peters
 - **Details on case:** The applicant is requesting a variance to reduce the setback requirements for the site. The setback would be reduced to 26.5 ft rather than 50ft for a front yard set back. The applicant made the argument that the current building is not following the requirement of 50ft set back and that should be considered when determining their vote.
 - **Staff recommendation:** Approval with conditions
 - **Stated conditions:** 1. There must be a sidewalk connection made between the existing sidewalk on Colerain Avenue and the parking lot. 2. Parking islands must be added between every 6 contiguous parking spaces with specific planting

materials stated in the conditions. 3. The board also discussed the condition of adding more light poles.

- **Applicant gives presentation**
- **Motion to close public portion:**
 - Mr. Sidow motions to close the public portion, Mr. Schupp seconds
 - Motion passes 4-0
- **Questions for Applicant from Board:**
 - Mr. Roberto asks if the applicant is accepting staffs conditions on adding greenspace and sidewalks to their plan.
 - Applicant accepted conditions they stated.
- **Motion**
 - Mr. Schupp motioned to approve the variance with conditions, Mr. DeMoss seconds
 - The motion passed 4-0

b. **BZA-24-21 | Conditional Use | 6350 Springdale Rd.**

- **Presentation:** Was given by Senior Planner David Peters
- **Details on case:** The applicant wants to receive a conditional use for his business, MyFitness Suites, which is a “Private Recreational Facility”. The building is located in the R-3 residential district which prohibits businesses but was previously granted a change of use to be a church and is now legal non-conforming since this change predates the initiation of the Township’s Zoning Resolution in 1996. This property has 3 parcels to which the applicant hopes to utilize all.
- **Staff recommendation:** Staff seeks guidance
- **Board asks questions regarding the property.**
- **Applicant gives presentation**
- **Meeting attendees speak in favor or against case**
 - In favor: 7 attendees
 - Against: 6 attendees
- **Motion to close public portion:**
 - Mr. Schupp motions to close the public portion, Mr. DeMoss seconds
 - Motion passes 4-0
- **Questions for Applicant from Board:**
 - Mr. Roberto addresses concerns said by the attendees who are against the change of use.
 - Attendees were concerned about traffic flow/intensity, building expansion, addition of lights, and sewage system.
 - Applicant states he will not be adding more lighting, the building will not be expanding, and his traffic will only relate to the class sizes going on at a given time, and sewage is septic tank.
 - David Peters also reassures everyone that a change of use can only be for the “private recreational facility”, nothing else can go into it.
 - Conditions Discussed:

- condition that he must add screening behind the building to separate the fitness building from the residential neighborhood behind it. And to also have a 5ft radius around monument sign and widening driveway for traffic flow.
- **Motion**
 - Mr. Schupp motioned to approve the change of use with conditions stated by the board. Mr. DeMoss seconds
 - The motion passed 3-1

The applicant is requesting a variance to allow their signs brightness to exceed the maximum illumination allowed in the Colerain Township. Staff recommended approval of this variance with no conditions.

The applicant explained that the light levels he applied for are the minimum light level allowed by the bank.

Board Member Sidow motioned to approve the variance with no conditions Board Member DeMoss seconded the motion.

The motion passed 4-0.

c. **BZA-24-22 | Variance | 9720 Colerain Av.**

- **Presentation:** Was given by Senior Planner David Peters
- **Details on case:** The applicant is requesting a variance for lighting around their building since it is a bank. This goes against the maximum illumination allowance across the property in Colerain Township. The average illumination allowance is 2.0 footcandles. The bank will be brighter.
- **Staff recommendation:** Approval
- **Same Applicant as BZA-24-20, no other presentation is given**
- **Public portion was during first case (BZA-24-20)**
- **Questions for Applicant from Board:**
 - Mr. Roberto asks about lighting
 - Applicant states that their lighting requirements are for safety since it is a bank.
- **Motion**
 - Mr. Sidow motioned to approve the variance, Mr. DeMoss seconds
 - The motion passed 4-0

7. **Unfinished Business: NONE**
8. **Approval of Minutes**
9. **Next Meeting: September 25, 2024**
10. **Administrative Matters: NONE**
11. **Adjournment**



Record Number: **BZX-24-8**

Approval of Meeting Minutes
Colerain Township Board of Zoning Appeals

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Wednesday, August 28, 2024 - 6:30 P.M.

Respectfully Submitted:

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

11/20/24
Date

Secretary:

Mark Schupp, Secretary

11/20/24
Date

Accepted By:

Ronald J. Roberto, Chairman

11/20/24
Date