



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Minutes

4200 Springdale Road – Cincinnati, Ohio 45251

Wednesday, May 27, 2026 – 6:00 PM

1. Meeting Called to Order
Board Chair Roberto called the meeting to order at 6:00pm
2. Pledge of Allegiance
All recited the Pledge of Allegiance.
3. Explanation of Procedures
Board Chair Roberto gave the explanation of procedures.
4. Roll Call
5. Swearing in: appellants, attorneys, and all speakers in the cases
Board Chair Roberto swore in those who wished to speak.
6. Hearing of Appeals

- BZA-26-8:** The applicant is requesting conditional use approval from the Board of Zoning Appeals to allow the construction of a three-unit dwelling located at 2518 Grant Ave (510-0031-0105-00), in the SUR (Single Unit Residential) zoning district.
- a.

- **Staff Presentation:** Given by Senior Planner, David Peters
- **Details of case:** The subject property consists of small existing lots that do not individually meet the current SUR district development standards. The applicant is proposing to consolidate the lots into one 0.58 acre parcel, creating a more orderly and conforming residential development site. The proposed development includes one townhouse-style building with three attached two-story dwelling units. The building is oriented towards Grant Ave, with each unit having its own driveway and direct access from Grant Ave. The proposal replaces fragmented and substandard lot patterns with a single coordinated residential project that remains modest in scale. The applicant's justification states that the project is intended to remain compatible with the surrounding residential area through townhouse-style design, residential scale, and limited density increase.
- **Staff Recommendation:** Staff's recommendation is to approve the request

with six conditions.

- **Applicant Presentation:** The applicant explained their development business and their plans for this site.

Motion: Board Member Owens motioned to Close the Public Hearing. Board Member Thiemann seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

Questions for the Applicant:

- **Board Member Bartolt:** Asked staff if privacy fences are still allowed in between the units for privacy on their patios. Staff stated they can still put it on the rear of the property.
- **Board Member Thiemann:** Asked the applicant how many units. The applicant said it would be 3 units. Mr. Thiemann asked if the applicants are selling them or renting them. The applicant responded, the units will be sold. Mr. Thiemann asked if they would continue owning the property. The applicant stated they will own the property but not the houses.
- **Board Chair Roberto:** Asked the applicant if there will be an HOA and if they will be taking care of the property? The applicant stated yes.

Motion: Board Member Schupp motioned to approve the conditional use with conditions stated by staff. Board Member Bartolt seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

- BZA-26-9:** The applicant is requesting a variance from the Board of Zoning
- b. Appeals to allow the expansion of the nonconforming parking lot located at 8240 Clara Ave (510-0060-0045-00) in the AMS (Avenue Mixed South) zoning district.

- **Staff Presentation:** Presentation given by Planner, Juliana Petti
- **Details of case:** The applicant is requesting a variance to expand their nonconforming parking lot. The expansion would be a couple of feet on the south side of the property and would allow the maximum parking to go from 15 spaces to 30 spaces. The Township's Impervious Surface Ratio (ISR) is 75% impervious material to 25% pervious. Currently, the property has between 80-90% of its property covered in impervious surfaces. In order to expand, enlarge, or extend a nonconforming use, the applicant must get approval from the Board of Zoning Appeals.
- **Staff Recommendation:** Staff recommended approval with conditions.
- **Applicant Presentation:** N/A



Discussion:

The Board discussed if this case should be continued or denied as the applicant did not show up to the meeting.

Motion: Board Member Bartolt motioned to continue the case to next month. Board Member Owens seconded the motion.

Vote Result: Passed. Yes (4), No (1), Abstained (0)

- **This Case Has Been Continued** BZA-26-10:** The applicant is requesting conditional use approval from the Board of Zoning Appeals to allow the construction of two multi-unit dwellings with 18 units each at 8340 Pippin Rd (510-0063-0162-00) in the NBM (Neighborhood Mixed) zoning district.
- c.

7. Unfinished Business

There was no unfinished business.

8. Approval of Minutes

a. April 22, 2026 Minutes

Minutes will be approved at the June meeting.

9. Next Meeting: June 24, 2026

10. Administrative Matters

11. Adjournment



Record Number:

BZW-26-7

Approval of Meeting Minutes

Colerain Township Board of Zoning Appeals

4200 Springdale Road • Cincinnati, OH 45251

Meeting Date: Wednesday, June 24, 2026 – 6:00 P.M.

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

6/24/26

Date

Mr. Mark Schupp, Secretary

6/24/26

Date

Mr. Ronald J. Roberto, Chairman

6/24/26

Date

Official Record Retention: Approved meeting minutes are archived in the following locations:

- A printed copy in the Colerain Township Board of Zoning Appeals Minutes Book
- A digital file on the Zoning Administration drive at **08 Board of Zoning Appeals > 05 Minutes**, labeled with the **BZZ** prefix and record number listed above
- An electronic copy in CivicClerk, associated with the relevant meeting

Meeting minutes prepared by **Ms. Juliana Petti**, Assistant Board of Zoning Appeals Administrator