



DELHI TOWNSHIP
THE FLORAL PARADISE OF OHIO

COMMUNITY DEVELOPMENT

Gregory J. DeLong, Assistant Administrator

Michael D. Davis, Trustee
Cheryl A. Sieve, Trustee
Rose K. Stertz, Trustee

James J. Luebbe, Fiscal Officer

Jack Cameron, Administrator

BOARD OF ZONING APPEALS MEETING AGENDA
Delhi Township Administration Building
934 Neeb Road, Cincinnati, Ohio 45233
Tuesday, August 9, 2022 at 6:00 p.m.

Call Meeting to Order:

Pledge of Allegiance:

Roll Call:

Sunshine Law Certification:

Approval of Meeting Minutes:

1. Minutes of July 12, 2022 meeting

Agenda Items:

1. Case VA2022-03: To hear a variance request to permit a 7-ft. high (6-ft. solid and 1-ft. of lattice on top), privacy fence in the side yard; whereas the Zoning Resolution states that fences in side yards shall not exceed 4-ft. in height and be no less than 50% open. For property located at 5599 Rapid Run Road in the "C" Residence District. Case continued from May 10, 2022 and June 14, 2022.

Old Business:

New Business:

Meeting Adjournment:

The Tuesday July 12, 2022 meeting of the Delhi Township Board of Zoning Appeals meeting was called to order by Clay Tharp at 6:00 p.m. at the Delhi Township Administration Building with the Pledge of Allegiance to the flag.

Members present:

Clay Tharp
Scott Heenan
Jennifer Vatter
Andrew Mattei
Stephen Schott

Also, present:

Gregory J. DeLong, Assistant Township Administrator
Anthony S. Roach, Zoning Administrator

Anthony S. Roach certified that the requirements of Section 121.22 of the Ohio Revised Code and the rules adopted pursuant thereto had been completely complied with as they concerned the meeting.

On Motion by Mr. Heenan and seconded by Mr. Schott to approve the minutes of the Boards' June 14, 2022 meeting but to dispense with the reading. Msrs. Tharp, Heenan, Schott, Mattei and Mrs. Vatter voted aye.

The Public Hearing for NC2022-05 was convened.

Mr. DeLong advised this is a request to expand a legal non-conforming use (storage facility) on property located at 4280 Mayhew Avenue in the "NB" Neighborhood Business District and the "MFR" Mixed Family Residence District. He commented that the expansion includes two new storage buildings, storm water detention structure, and additional landscaping.

Mr. DeLong advised that the subject property was rezoned from "F" Light Industrial to "NB" and "MFR" Mixed Family Residence. He commented that this was to meet strategies found in the Delhi Pike Strategic Redevelopment Plan, and to permit a mix of land uses and design elements in order to maintain and enhance the integrity and viability of the area. He noted that uses such as storage facilities that were once permitted, are not permitted under the new zoning classifications but became legal non-conforming and can continue to operate and expand with BZA approval.

Mr. DeLong advised that in 2021 the updated Zoning Resolution went into effect, Article 23 was added to the Resolution, which gives BZA the authority to review and decide whether or not existing legal non-conforming uses are able to expand. He added that this is a positive addition to the Zoning Resolution, especially for sustainable and successful legal non-conforming uses.

Mr. DeLong advised the use is Bearcat Storage and has been there for over 40 years under various ownerships and they want to demolish two existing storage structures and construct two new storage buildings. He commented the new buildings would be compatible with existing structures.

To Mr. Tharp's question as to was the public notified of the meeting Mr. DeLong advised this meeting was treated the same way as other meetings and property owners within 200 feet were notified. He commented it included about 30 properties and that we did not receive any inquiries about the meeting or request.

On Motion by Mrs. Vatter and seconded by Mr. Heenan to approve the legal non-conforming case NC2022-05 as submitted. Mssrs. Tharp, Heenan, Schott, Mattei and Mrs. Vatter voted aye.

Old Business:

- Mr. DeLong advised the Board they have a meeting on August 9, 2022.

New Business:

- Mr. Roach advised the Clean Sweep has changed their name to Pro Clean Car Wash.
- Mr. DeLong advised the Township's project finally got all the permits.
- Mr. DeLong advised that the Township lost the court case regarding the motocross track in the backyard on Greenwell.

There being no further business on motion of Mr. Heenan seconded by Mr. Schott the meeting was adjourned at 6:13 pm. Mssrs. Tharp, Heenan, Schott, Mattei and Mrs. Vatter voted aye.

Anthony S. Roach
Zoning Administrator