

BOARD OF ZONING APPEALS MEETING  
September 22, 2020  
7:00 P.M.

I CALL MEETING TO ORDER

Meeting called to order by Chairman Anderson.

II ROLL CALL

Members Present: Jeffrey Anderson, Dave Nienaber, Tom Hall, Carolyn Ghantous, Douglas Stahlgren, Michelle Miller, David Gleaves

Staff Present: Carl Lamping

III PLEDGE OF ALLEGIANCE

IV SUMMARY MINUTES OF THE REGULAR MEETING OF AUGUST 25, 2020

Motion to approve the minutes presented by Mrs. Ghantous and seconded by Mr. Nienaber

(Voice vote taken and the minutes were approved with a vote of 7 to 0.)

V CORRESPONDENCE

None.

VI REPORTS

Report on City Council

Mrs. Ghantous provided a report on City Council meeting held on September 16, 2020. A Comprehensive plan was presented by the City Planner for the City of Springdale. This plan will help to identify community goals and aspirations and determine how that will affect future developments in the City. There was four ordinances. All items passed with a 7-0 vote.

Report on Planning Commission

Mr. Hall provided a report on the Planning Commission for September 8, 2020. There was a presentation of a conceptual plan for two office buildings. There were three cases that were scheduled for the meeting. One application was tabled for the October 2020 meeting. The other two applications were approved. There were no questions or discussion.

VII CHAIRMAN'S STATEMENT

Chairman Anderson read the Chairman's Statement.

One member of the audience were sworn in.

VIII OLD BUSINESS

None.

IX NEW BUSINESS

A. Mr. Barry Coates, Coates Architecture, PLC, 11777 Rose Lane, Springdale, Ohio, is requesting a variance from the Zoning Code Section 153.252 (G) (2), Table 252-3, to construct a new 1,351 square foot Clubhouse Structure within the required 50 foot setback requirements. **PUBLIC HEARING** (BZA Application 37610)

Mr. Lamping provided an overview of the application describing the work that the applicant wants to do that would require a variance.

Mr. Fred Kanter with Rookwood Properties, Inc. spoke to the Board and gave a brief history of the recent purchase of the property, as well as the recent renovations that have been completed. Mr. Kanter stated that while completing renovations, it was discovered that they would need to upgrade a few items in order to stay in compliance with ADA (Americans with Disabilities Act) Guidelines. In doing so, Rookwood Properties felt that it was a good idea to upgrade several items. They are looking to make a clubhouse with the ADA restrooms, office, and fitness center. In wanting to do these renovations, it was discovered that they would not meet the setback requirements.

Mrs. Ghantous felt that since Rookwood Properties acknowledged the need to upgrade, she felt it should be considered a special circumstance, and that she would be voting in favor of the variance.

Mr. Nienaber asked if the hill along Glensprings Drive would remain. He further asked if there was any intent to do landscaping along the Glensprings side to disguise the building that they were looking to build.

Mr. Kanter stated that while there are overgrown trees in that area, they had not currently addressed the landscaping portion of the project. They will be replacing trees near the pool area and will consider the area near Glensprings Drive.

Mr. Anderson asked if, since they are moving closer to Glensprings Drive, if there was any idea of the right-of-way impact was on that in terms of visibility for vehicle traffic.

Mr. Lamping stated that the public street right-of-way is sufficient. The applicant would not be impacting the right-of-way. The applicant would be impacting the setback requirements from the Zoning Code. Mr. Lamping stated that there is no traffic impact at all.

Mr. Anderson stated to the applicant that when doing the landscaping, be aware of the additional right-of-way, not just the Zoning side. Mr. Anderson was concerned that this request involves two parcels. He was concerned that a variance is being granted to one of the parcels and if the two parcels were ever to be separated, that variance would live on and somebody could do anything inside that space with that same setback. Mr. Anderson further stated that he did not feel it was substantial enough to be against the request.

Mr. Stahlgren made a motion to grant a variance to Knoll Investors, LLC, in care of Rookwood Properties, Inc., 8160 Corporate Park Drive, Cincinnati, Ohio, 45242, for 11777 Rose Lane regarding BZA Application number 37610 received August 24, 2020. The applicant is requesting a variance from Springdale Zoning Code Section 153.252 (G) (2), to demolish the existing storage building at the northeast corner of the property and construct a new 1,357 square foot building, which will be leasing office, fitness, and restrooms. Specifically, the request is to allow a variance to reduce the front yard setback for the new building. The Code has a 50 foot setback from Glensprings Drive, and the request is to allow a 36 foot, six inch setback.

Mrs. Ghantous seconded the motion.

Secretary Hall took a voice vote and the motion was approved with a vote of 7 to 0.

Chairman Anderson confirmed the vote of 7 to 0 in favor and thanked the applicant for coming in and for investing in Springdale.

X DISCUSSION

Mr. Lamping asked if Board of Zoning Appeals members were happy with the electronic version of the packet. Mr. Nienaber stated that he did not receive the portion of the packet that had the pictures or maps of the applicant. While none of the members received the pictures or maps, they concurred that it was a great idea to send them electronically.

XI ADJOURNMENT

Mr. Nienaber made a motion to adjourn.

Mrs. Ghantous seconded the motion.

Chairman Anderson adjourned the meeting.

Respectfully submitted,

\_\_\_\_\_, 2020 \_\_\_\_\_  
Chairman, Jeffrey Anderson

\_\_\_\_\_, 2020 \_\_\_\_\_  
Secretary, Tom Hall