

RESOLUTION
GRANTING
APPEAL NO. 2025-10

WHEREAS, Leota and Lee Coates, 10146 Campbell Avenue, Camp Dennison Ohio, 45111, appellant, on July 23, 2025 filed Appeal No. 2025-10 with the Symmes Township Board of Zoning Appeals under Section 383.1 of the Zoning Resolution, requesting that a conditional use be approved to renovate an existing detached accessory garage structure and convert it into a Granny Cottage with separate living quarters on the property located at 10146 Campbell Avenue, Symmes Township, Hamilton County, Ohio; and

WHEREAS, a public hearing was held on said appeal on September 8, 2025, notice of such hearing was given by first class mail to parties in interest and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of said hearing in accordance with Section 303.15 of the Ohio Revised Code; and

WHEREAS, Section 41 et seq. of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "C" Residence District; and

WHEREAS, Article XXXV provides, in part, that a Granny Cottage with separate living quarters is permitted as a Conditional Use provided that the activity is properly integrated in the overall neighborhood and that said use shall be evaluated by the Board of Zoning Appeals on an individual basis; and

WHEREAS, Conditional Uses require that a Granny Cottage with separate living quarters be subject to the requirements of Section 385 - General Considerations for Conditional Uses and Section 386 - Specific Criteria Pertaining to Conditional Uses. In approving a Conditional Use, the Board shall make a finding that the proposed development is appropriate in the location proposed based upon the following general considerations and specific criteria; and

WHEREAS, staff of The Hamilton County Regional Planning Commission prepared a Staff Report for case No. 2025-10, that a conditional use be approved to permit the renovation of an existing detached accessory garage structure and its conversion into a Granny Cottage with separate living quarters with no changes to the overall property, stating the facts of the case and such report being part of the record for this case;

WHEREAS, The Board of Zoning Appeals held a public hearing on September 8, 2025 where the matter was discussed and all interested parties having an opportunity to be heard; and

WHEREAS, Leota Coates spoke for the case. There was no one in attendance to speak against the case.

WHEREAS, Section 381, empowers this Board to approve by resolution those uses listed as conditional uses; and

WHEREAS, Section 383.6 provides that the Board shall approve the conditional use, approve the conditional use subject to further specified approvals or modifications necessary to achieve full compliance with all standards, or disapprove the conditional use; and

WHEREAS, it is the consensus of this Board, after careful consideration of all the facts, testimony, and evidence submitted, that approval of the requested Conditional Use is appropriate at this particular location and in the particular matter proposed in that the proposed plan complies with the standards and conditions set forth in Article XXXV of the Zoning Resolution; and

NOW, THEREFORE BE IT RESOLVED that upon consideration of the foregoing, the Symmes Township Board of Zoning Appeals moves to approve the Conditional Use for the property located at 10146 Campbell Avenue as per the plans submitted in accordance with the authority granted in Section 381 and does hereby determine that a conditional use and zoning certificate may be issued to the applicant consistent with the terms set forth in this Resolution; and

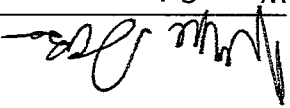
SUBJECT TO THE FOLLOWING CONDITIONS:

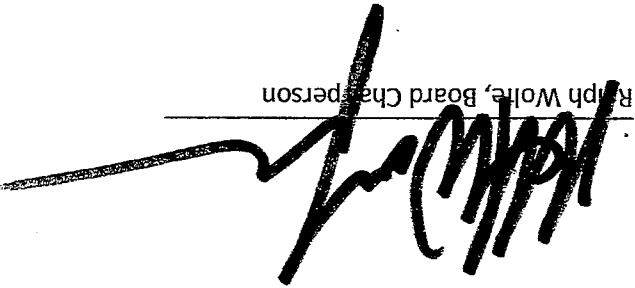
1. That the unit in question or a portion of the property shall not be converted into a short-term rental and shall in no case be rented separately as a separate dwelling unit.
 2. That the terms of use for the Granny Cottage shall be the duration of the use of the unit by a member of the family of the owner of the property in compliance with the definition of Granny Cottage and that such use shall be terminated when no longer occupied in such manner.
 3. That the property will continue to have the single address of 10146 Campbell Avenue and that the renovated detached garage structure shall not obtain a separate address.
 4. That a variance be approved in accordance with Section 144.2 - To permit the required two off-street parking spaces to be located in the required front yards where no off-street parking is permitted within the required front yard.
- BE IT FURTHER RESOLVED that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

ADOPTED at a regularly scheduled meeting of the Symmes Township Board of Zoning Appeals in session this 8th day of September, 2025.

Ms. Bucco – “aye”, Ms. Harlow – “aye”, Mr. Trick - - “aye”, Mr. Wolfe – “aye”, Mr. Deutch – “aye”.

APPROVED: SEPTEMBER 8, 2025


Wayne Gates
Zoning Secretary


Ralph Wolfe, Board Chairperson