



**Board of Zoning Appeals
September 1, 2026 - 6:00 PM
233 South Main Street, Monroe, Ohio**

Call to Order

- Roll Call

Approval of Minutes

- July 15, 2026 Board of Zoning Appeals Meeting Minutes
- August 5, 2026 Board of Zoning Appeals Meeting Minutes

Old Business

New Business

- BZA-2026-9— Consideration of a variance application from Cronin Ford regarding Sidewalks and Trails.
- BZA-2026-10— Consideration of a variance application from Cronin Ford regarding parking islands.

Adjournment



**Board of Zoning Appeals Minutes
July 15, 2026
233 South Main Street, Monroe, Ohio**

Call to Order

Mr. Adam, Chair, called the meeting to order at 6:00 p.m.

Roll Call

Board of Zoning Appeals members present: Lorenzo Adam, Joshua Mason, Casey Walters, Danielle Baxter, and Catherine Walton

Staff members present: Kameryn Jones, Development Director; Jameson Cole, Planner; Michelle Layman, Planning and Zoning Specialist.

Approval of Minutes

Mrs. Layman stated that for the record, the minutes were amended since the agenda had been published. Mrs. Layman gave the Board of Zoning Appeals

Mr. Mason moved to approve the minutes from the May 28, 2026, Board of Zoning Appeals meeting; seconded by Mr. Walters. Voice vote. Motion carried.

Old Business

None.

New Business

Mr. Adam opened the Public Hearing for Case No. BZA-2026-6- Consideration of a Variance Application from Monroe Local Schools regarding sidewalks and trails.

Mr. Adam stated the following: The request will be presented by Staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn in. The Board of Zoning Appeals has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board of Zoning Appeals.



Mr. Adam asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in. Mr. Adam swore all in at once.

Having been sworn in Ms. Jones presented the exhibits as follows:

- Staff report
- Application for variance
- Relevant code sections
- Proof of publication and notification to surrounding property owners

Having been sworn in Ms. Jones reviewed the background as follows:

- Thad Rhoden, on behalf of Monroe Local Schools, has applied for variance regarding the sidewalk and trails requirement for the new Monroe High School.
- The property, owned by Monroe Local Schools District Board of Education, is 186.57 acres and zoned RR PUD- Rural Residential Planned Unit Development.
- At their April 17, 2026, meeting, Planning Commission approved a Conditional Use Permit and Site Plan for the new high school development. Later, the District submitted applications for variance on several items related to the approved project.
- The applicant wishes to waive the required connectivity along Yankee Road, State Route 63, and Hornet Drive.

Ms. Jones reviewed an overhead view of the site along with a map showing the surrounding zoning.

Ms. Jones reviewed the appeal request as follows:

- To waive the sidewalk requirement along all frontages and the requirement to connect the public walk to the buildings on site
- Section 1205.06 Sidewalks and Trails (under Chapter 1205 Subdivision Standards):

A. Generally.

1. *Standards.* Sidewalks and shared-use paths or trails shall be installed in accordance with this Section and the construction standards established by the Department of Public Works. The subdivider shall install sidewalks along public and private streets prior to acceptance of subdivision improvements. This requirement applies to all land uses and street classifications, except as modified in this Section.
2. *Where Required.* Sidewalks at a minimum 5 feet in width shall be installed on both sides of all subdivision streets. Sidewalks shall be required along all portions of a parcel that fronts a public or private street for a new development or expansion of existing development that requires site plan approval.



- F. **Connections to Building Entries.** Sidewalk connections shall be provided from all public sidewalks and pathways to buildings, housing, nonresidential uses, and multi-unit residential uses.
- G. **Shared Use Paths, Trails, and Bike Lanes.**
1. *Adopted Plans.* On-street bike lanes and off-street shared-use paths or trails shall be developed in accordance with the City's comprehensive plan, an adopted parks and recreation plans, or regional trail plans to link major attractions and destinations throughout the community, including neighborhoods, parks, schools, churches, Butler Tech campus, the downtown, major employment centers, and shopping areas.

Ms. Jones reviewed the proposed site plan.

Ms. Jones reviewed the variance purpose as follows:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Ms. Jones reviewed the review criteria as follows:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- **Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.**

This property is somewhat dissimilar compared to other RR Rural Residential properties in that it is highly developed as a large school campus. The property is sizable at 186.57 acres, which is unlike most, but not all, similarly zoned properties within the city. The actual campus sits further back on the property, which is not necessarily unusual for similarly zoned property.

The applicant states this site is unique, located on the quiet, rural outskirts of the city with little nearby development and ample natural vegetation providing screening and using the property as a public school makes it difficult to meet current zoning requirements. In their application, the applicant states installing 4,776 feet of sidewalk along Yankee Road and SR-63 would not benefit the school or community and poses safety risks for pedestrians and students due to the busy roads. Additionally, there are no existing sidewalks at either end of the parcel for the new walkways to connect to. While the site borders property



outside the city limits, it is geographically near the center of Monroe. The site is an anchor institution of the community located along a major thoroughfare connecting the city's east and west sides.

- **Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.**

The property currently operates as an educational campus.

The applicant has stated that the School District has concerns with visibility, safety, and maintenance.

- **Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.**

The requested variance is significant and may set a precedent for future developments in the city. While the city is creating a transportation master plan to improve connectivity, granting this variance could encourage similar requests in the future. This would undermine the city's goals for future connections. Additionally, the request exceeds the minimum needed to use the land and structures.

The applicant has stated that in regard to connectivity and landscaping, The School District is implementing great walkability on its campus. Internal walkways enhanced with tree allées connect students and staff from the existing school to the new high school, student parking, and athletic fields. This connectivity will provide significant learning opportunities and shared resources between grades. Students can walk (or even run laps) around the entire new high school and make that a part of their gym class or sports practices. At the outdoor learning areas, trees and landscaping are used sparingly to provide shade, visual enclosure, and connection to nature. That said, the school has a substantial amount of walkways and landscaping, but they are implemented in reasonable areas where they will benefit the students, which is what schools are built for. If more landscaping is added, it will cause hardships with maintenance, as well as safety and security issues on the unsupervised areas on this large campus.

- **Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.**

The neighborhood's essential character would not be substantially altered as a result of the requested variance. The adjoining properties may not suffer detriment from this variance in the interim, but in the long term, as the city



develops around this site and pedestrian facilities are installed, this will leave a substantial gap. Providing no pedestrian connectivity to the school will serve to the detriment of existing neighborhoods directly surrounding the campus.

- **Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.**

The variance would not adversely affect the delivery of governmental services.

- **Whether special conditions or circumstances exist as a result of actions of the owner.**

The requested variance results from the owner's actions. The school district needed to expand due to limited space, and while the city recognizes this need, the expansion should bring the site into compliance with current zoning standards.

The applicant has stated that the hardship is neither self-imposed or a result of the owner's actions; rather, it is the community members and the students that would be impacted if the variance requests were denied. The applicant adds that the community and school would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping or adding sidewalks that are not feasible for this project due to safety and no connectivity to the existing walks at adjacent lots.

- **Whether the property owner's predicament can feasibly be removed through some method other than a variance.**

At their April meeting, Planning Commission approved this site plan and conditional use permit with a special condition to allow Monroe Local Schools an additional five years post-occupancy to install these improvements. This was done in an effort to mitigate the immediate cost of installing the improvements.

If the variance requests are rejected, the School District has stated will have to cut funding from the new school building to supply unnecessary, unsafe, and disconnected sidewalks. It will be difficult for the school to maintain and have adequate visibility to keep the students safe, which is the utmost priority.

- **Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.**

The requested variance conflicts with the code's purpose, which is to bring properties into compliance with zoning standards during expansion, new



development, or redevelopment. It conflicts with stated City policy through Council's strategic objectives, and the City's comprehensive plan. Further, as the city develops a transportation master plan to enhance connectivity, allowing properties to bypass compliance during development would undermine the City's goal to provide connectivity across the community for all residents.

The applicant asks for consideration of the uniqueness of the site as stated in previous responses and its sole purposed use as a school and for teaching our future generations, where safety is a heavy concern and the budget is limited, coming from government funding and the local communities.

- **Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.**

The granting of this variance may confer special privilege to the applicant because all development within the city is required to comply with these requirements. Granting this variance may set a precedent and encourage similar requests.

The applicant has stated that these variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilities other than Monroe Local Schools; therefore it cannot be comparable and treated the same as other applicants.

Ms. Jones reviewed the department comments as follows:

- Public Works/Engineering: To meet City of Monroe multimodal access requirements, a minimum 10-foot-wide pathway is required along the Yankee Road and SR 63 frontage.
- Police Department: No comment.
- Fire Department: No comment

Ms. Jones reviewed the public comments as follows:

- None received as of July 15, 2026

Ms. Jones reviewed staff's recommendation as follows:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical



difficulty or unnecessary hardship exist that prevent strict application of this Code.

- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.
- Staff recommends denial of the requested variance. Instead, Staff recommends the Board uphold this code standard and allow the District to install the required improvements within the extended timeframe granted by Planning Commission.

Mrs. Walton asked if the SS4A plan will be completed in the timeframe given to the school to install sidewalks. Ms. Jones stated the SS4A plan is an 18-month plan.

Mrs. Baxter asked if the multimodal path along St Rt 63 would be 10 feet wide and the path on Hornet Dr would be 5 feet wide. Ms. Jones stated that is correct.

Mr. Mason asked if the request is only for sidewalks to be installed up Hornet Dr but not along the new driveway. Ms. Jones stated per code when there is a public walk there must be a pedestrian connection to the campus. Mr. Mason asked if there would only need to be one. Ms. Jones stated yes.

Mrs. Baxter asked if the walkways would need to be on both sides of Hornet Dr. Ms. Jones stated it would not need to be on both sides.

Mrs. Walton asked if there is a plan for the connections on each side of the proposed sidewalk. Ms. Jones stated the city does not have plans.

Mr. Buskirk, superintendent, asked for clarification from the BZA on if he should speak about each of the cases at this time or only speak about the case being presented currently. BZA advised him to speak about the current case at this time.

Mr. Buskirk introduced himself and reviewed his background. Mr. Buskirk reviewed how a public-school project comes to be, stating the school operates on a strictly fixed budget, that they are 100% publicly funded and also funded by taxpayers. Mr. Buskirk stated this project has been planned for several years and that the school has worked closely with architects and those in this field of work to ensure the school footprint is appropriate for the community's needs now and in the future. He stated that money being forced to be diverted to meet rigid aesthetic guidelines, excessive landscaping or redundant sidewalk designs are dollars taken from the classroom. Mr. Buskirk stated



that he saw it stated in the packet that granting this variance may confer special privilege or granting this variance may set a precedence. Mr. Buskirk stated a public school is not commercial shopping center, private housing development, or an industrial park but is a shared community asset funded by public tax dollars serving the public good. Mr. Buskirk referenced the court case of Brownfield vs. the State of Ohio that took place in 1980. Mr. Buskirk stated the reason for bringing up this court case is to demonstrate that a school districts unique role requires special consideration. Mr. Buskirk stated he is asking the board to apply a standard of common-sense partnership to the remaining variance items.

Mr. Buskirk stated that the school is not opposed to sidewalks but that the issue is connectivity. Mr. Buskirk stated once there is something to connect to, the school would be willing to install sidewalks. Mr. Buskirk does not believe a five-year window is realistic. Mr. Buskirk stated the school is willing to work with the city on applying for grants but he and the board believe this should be explored 3 to 5 years post completion of connectivity. Mr. Buskirk stated that students walking on St Rt 63 is a huge safety concern. Mr. Buskirk stated that in addition to the safety of the sidewalks, the topography surrounding the sidewalk isn't ideal for a sidewalk.

Debbie Hagedorn, President of the Monroe Local School District Board of Education, came forward to speak. Mrs. Hagedorn reviewed the funding for the high school. Mrs. Hagedorn reviewed the site plan for the new high school, stating every aspect of the design was well thought out and planned. Mrs. Hagedorn stated the new building is funded through local taxpayer support and a \$23.5 million dollar investment from the Ohio Facilities Construction Commission (OFCC). Mrs. Hagedorn stated the site has been designed to meet the needs of students, staff, parents, and the community. Mrs. Hagedorn reviewed some of the proposed design plans. Mrs. Hagedorn stated the School Board has worked closely with the OFCC to ensure the new building meets students' needs as well as comply with state building requirements. Mrs. Hagedorn stated any improvements exceeding the amount given by the OFCC must be paid by the local dollars. Mrs. Hagedorn stated the OFCC requires substantial landscaping. Mrs. Hagedorn stated the City's zoning codes regarding sidewalks, street trees, landscaping, and parking lot islands exceed the OFCC requirements, and that every dollar spent on these items will come from Monroe taxpayers.

Holly Carr, COO with MCS & Associates, reviewed the timeline of the project in regard to the timeline of the City's street plans. Ms. Carr stated ODOT also needs to be involved in the process. Ms. Carr stated based on the amount of time needed for grants to be obtained, ODOT to complete their part of the project, and the City's SS4A timeline, this will take the extra amount of time that was already approved by Planning Commission.



Clay Keith with Robertson Construction came forward to speak. Mr. Keith discussed the cost of the project, stating the amount of sidewalk needed would cost around \$300,000. Mr. Keith stated this cost does not include things like ADA, guard rails, bridges, etc. Mr. Keith stated this amount of money could cost a classroom.

Jenna Beason, resident, came forward to speak. Mrs. Beason stated she has collected 153 community members' signatures in support of the variances. Mrs. Beason expressed her concern with safety pertaining to sidewalks on St Rt 63.

Rachel Kennedy, resident, came forward to speak. Mrs. Kennedy stated drop-off and dismissal times at the school are very busy. Mrs. Kennedy spoke about her concerns for safety on St. Rt. 63.

Mr. Brett Guido, resident, came forward to speak about the consideration of installing sidewalks on St. Rt. 63. Mr. Guido stated his concern for the safety of school children. Mr. Guido pointed out that there are no sidewalks in front of the park and feels this would be a better place for the city to install sidewalks. Mr. Guido stated the cost of sidewalks would have a financial impact on the community.

Mrs. Walton moved to accept the documents for the record. Seconded by Mrs. Baxter. Voice vote; motion carried.

Mr. Walters moved to close the public hearing. Seconded by Mr. Mason. Voice vote; motion carried.

Mrs. Walton stated she thinks the sidewalks are a maintenance and safety issue. Mrs. Walton also stated she does believe the sidewalks need to be installed but does have a problem with the 5-year window, due to the SS4A plan not being completed. Mrs. Walton stated that while she believes the variance request to connect after there is something to connect to is reasonable, she isn't sure the request of 3-5 years after connectivity is reasonable.

Mr. Adam asked if there is another option than installing sidewalks. Ms. Jones stated there would be a shared use path along the main frontage area and then a 5-foot walk would be the connection from the public road up to campus. Ms. Jones stated the city is willing to partner on grant applications as well as willing to split the difference in any amount over what the grant will pay. Ms. Jones stated the city understands the importance of having something to connect into.

Mr. Walters asked if the application can be tabled until the city has a plan. Ms. Jones stated it must be heard within 60 days.



Mrs. Baxter stated her concern is that Monroe is growing, and we don't know what it will look like in 10-15 years but believes schools should have sidewalks. Mrs. Baxter stated she feels Planning Commission was generous with giving the extra 5 years after occupancy. Mrs. Baxter stated she feels the additional 5 years that were given to the school should be utilized to figure out a way to install the sidewalks safely. Mrs. Baxter stated BZA would be doing a disservice to Planning Commission's decision if they grant this variance.

Questions arose regarding whether the variance request could be changed at this point. Ms. Jones stated the request before us is to waive the requirement of sidewalks completely, which is what BZA should be deciding on tonight.

Mr. Mason stated he would like to know if conditions could be added to this variance as that could change the way he votes tonight. Ms. Jones stated she would like the City's legal representation to review that for the appropriate response.

Mr. Mason stated he agrees that we need sidewalks but also that the properties to the north and south will probably not be developed so the requirement for the school to put in sidewalks makes no sense to him. Mr. Mason also stated that he agrees that if there is something to connect to the school should connect to it. Mr. Mason stated he would put a condition on Planning Commissions decision that gives 5 years from when there are sidewalks to connect to, instead of 5 years from occupancy.

Mrs. Walton asked why BZA would give the additional 5 years after there are sidewalks to connect to. Mr. Mason stated this would give ODOT time and for the school to raise the funds to pay for the sidewalks.

Mr. Adam asked if adding the sidewalks would change this area to a school zone. Ms. Jones stated she can't speak to that. Ms. Jones stated through the SS4A plan, many aspects of increasing safety and reducing speed are being explored. Ms. Jones stated that if the decision is to let St. Rt. 63 be as it is, the City isn't addressing the safety issues and concerns voiced by many residents.

Mrs. Baxter asked if there is a way to require there be a school zone in the SS4A plan for this area. Ms. Jones was unsure.

Mrs. Baxter stated the variance request is not for the timeline but for the removal of the sidewalks completely. Mrs. Baxter also asked if the BZA can change or remove a condition that was set by another board.

Mr. Walters asked Mr. Buskirk if the school wanted sidewalks. Mr. Buskirk stated that yes, the school does want sidewalks but doesn't want them until they can safely be installed.



Mr. Mason verified that Planning Commission is who agreed to the 5-year extension to complete the sidewalk.

Mr. Adam asked if the sidewalk can be connected to the subdivision.

Ms. Jones stated she is unsure if a reconsideration with Planning Commission is even possible and would want to consult with our legal team.

Mr. Mason stated he would like to table this application until the answers are obtained.

Mr. Walters asked who came up with the 5-year extension. Mr. Cole stated the decision was based off what the zoning code stated. Mr. Cole stated the extension was given by staff to assist the school.

Ms. Jones stated staff will explore all options.

Mr. Buskirk asked if the variance could be approved and whether the school and City enter into an MOU regarding installing sidewalks once there is connectivity.

Mrs. Walton moved to table Case No. BZA 2026-6-Consideration of a Variance Application from Monroe Local Schools Regarding Sidewalks and Trails. Seconded by Mr. Mason. Roll call vote. 5 ayes. Motion carried.

Mr. Adam opened the Public Hearing for Case No. BZA-2026-7- Consideration of a Variance Application from Monroe Local Schools regarding street trees.

Mr. Adam stated the following: The request will be presented by Staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn in. The Board of Zoning Appeals has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board of Zoning Appeals.

Mr. Adam asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in. Mr. Adam swore all in at once.

Having been sworn in Mr. Cole presented the exhibits as follows:

- Staff report
- Application for variance



- Relevant code sections
- Proof of publication and notification to surrounding property owners

Having been sworn in Mr. Cole reviewed the background as follows:

- Thad Rhoden, on behalf of Monroe Local Schools, has applied for variance regarding the street tree requirement for the new Monroe High School.
- The property, owned by Monroe Local Schools District Board of Education, is 186.57 acres and zoned RR PUD- Rural Residential Planned Unit Development.
- At their April 17, 2026, meeting, Planning Commission approved a Conditional Use Permit and Site Plan for the new high school development. Later, the District submitted applications for variance on several items related to the approved project.
- The applicant wishes to waive the requirement for street trees along Yankee Road and State Route 63.

Mr. Cole reviewed several views of the site.

Mr. Cole reviewed the purpose of the variance as follows:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

Mr. Cole reviewed the variance request as follows:

- To waive the street tree requirement along all frontages (Yankee Rd and State Route 63).
- Section 1204.19(E) Street Trees outlines this requirement as the following:

E. Street Trees.

1. Street trees shall be required on all public and private frontages, except interstate frontage and alleys, for all subdivisions, new sites or development, and expansions of sites or developments.
2. All new roads or extensions of existing roads, public or private whether internal or external to a site, are subject to the street tree requirements.
3. Street trees shall be required along both sides of all streets, public or private, planted 40 feet on center in the tree lawn.
4. All developments shall include street trees that comply with the requirements for plants in [1204.19\(D\)](#), *Landscape Material Standards*, above.
5. Specific tree types or species prohibited or permitted to be installed within the public right-of-way shall be established in the Development Guidebook, maintained by the Development Department.
6. Street tree placement may be subject to setback requirements from the curb, sidewalk, driveway, and other utilities. Such restrictions shall be established in the Development Guidebook, maintained by the Development Department.
7. At the time of planting, the lowest limb of any tree shall not be less than five feet above the ground.
8. *Street Tree Alternate Locations.* During the Site Plan Review or a platting decision process, it may be determined a number of street trees cannot be located in the tree lawn as required due to spacing conflicts with driveways, utilities, street light poles, or otherwise within the sight triangle as established in [Article 02.05, Measurements and Specific Allowances](#). The Director or Planning Commission, as applicable, may permit the applicant to locate those required street trees in alternate locations within the site or development such as common open or amenity spaces.

Mr. Cole reviewed the review criteria as follows:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.

This property is somewhat unique compared to other RR Rural Residential properties in that it is highly developed as a large school campus. The property is sizable at 186.57 acres, which is unlike the majority of similarly zoned properties within the city. The actual campus sits further back on the property, which is not necessarily unusual for similarly zoned property.

The applicant states this 186.57-acre site is unique, located on the quiet, rural outskirts of the city with little nearby development and ample natural vegetation providing screening. Using the property as a public school makes it difficult to meet current zoning requirements. Installing 4,776 feet of sidewalk along Yankee Road and SR-63 would not benefit the school or community and poses safety risks for pedestrians and students due to the busy roads. Additionally, there are



no existing sidewalks at either end of the parcel for the new walkways to connect to.

While the site borders property outside the city limits, it is near the center of Monroe. The site is an anchor institution of the community and centrally located along a major thoroughfare connecting the city's east and west sides.

- Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The property currently operates as an educational campus.

The applicant has stated concerns with visibility, safety, and maintenance.

- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.

This variance is significant as it could set a precedent for future development citywide. While the applicant cites safety and cost concerns about sidewalks on Yankee Road and State Route 63, street trees work to buffer pedestrians from traffic and help define the sidewalk area.

Street trees are installed to enhance environmental quality and promote walkability. Waiver of this requirement is beyond the minimum necessary to make possible the reasonable use of the site.

- Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.

The neighborhood's essential character in its current state would not be substantially altered. However, as with all other development sites across the city, any new sites or developments, and expansions of existing sites or developments, must comply with these requirements.

The applicant states that granting of the variance requests would be consistent with the immediate surrounding area due to the area having little to no development and an absence of street sidewalks and street trees.

- Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.



The variance would not adversely affect the delivery of governmental services.

- Whether special conditions or circumstances exist as a result of actions of the owner.

The applicant has stated that the hardship is neither self-imposed nor a result of the owner's actions. The community and school would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping or adding sidewalks that are not feasible for this project due to safety and no connectivity to the existing walks at adjacent lots.

- Whether the property owner's predicament can feasibly be removed through some method other than a variance.

The applicant has stated that if the variance requests are rejected, The School District will have to cut funding from the new school building and would rather spend funds towards items that directly affect their learning environments in the classroom, not on exquisite landscaping.

The code allows staff and the applicant to determine alternate locations for street trees during the course of site plan review. This would be a feasible alternative to the request to waive all street trees.

- Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.

The requested variance does not meet the intent of the code, as the application wishes to waive the requirement entirely. As stated above, street trees are installed to protect and promote public health, safety, and general welfare by enhancing environmental quality, promoting walkability, preserving community character, and creating safe, attractive public streets.

- Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The granting of this variance will provide the applicant with the privilege of not having to install street trees, whereas all other developments in the city must adhere to this requirement.



The applicant has stated that these variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilities other than Monroe Local Schools; therefore it cannot be comparable and treated the same as other applicants.

Mr. Cole reviewed department comments as follows:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment

Mr. Cole stated no public comments have been received as of July 10, 2026.

Mr. Cole reviewed staff's recommendation as follows:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.
- Staff recommends denial of the requested variance. As plan review continues, Staff is open to utilizing methods within the code to allow for alternate street tree placement where warranted.

Mrs. Baxter asked how many street trees there are.

Mr. Buskirk, superintendent of Monroe Local Schools, stated that when they went to Planning Commission, they were told they couldn't change the zoning code and they would have to ask for a variance through BZA. Mr. Buskirk stated he feels they are now being told by BZA that they can't change things. Mr. Buskirk stated the school is trying to work with the city to come to an agreement. Mr. Buskirk stated this variance goes along with the previous variance request, stating they were granted a 5-year extension from Planning Commission. Mr. Buskirk stated he also feels the number of trees is excessive.



Mr. Dave Grant, resident, came forward to discuss his feelings pertaining to the previous variance request. Mr. Grant asked if the City's Master Plan includes a pedestrian bridge over St. Rt. 63. Mr. Adam stated it does not. Mr. Grant stated he feels no parent will allow their child to cross St. Rt. 63 without a pedestrian bridge.

Holly Carr, COO with MCS & Associates, came forward to discuss the tree plantings on Yankee Road. Ms. Carr stated one of the fields is being planted currently. Ms. Carr stated she believes street trees would be a hinderance to this.

Ms. Jones stated Planning Commission is limited to what they can do to modify the zoning code. Ms. Jones stated she will explore the extent to which BZA can modify the applicants' request, stating these are two different things.

Mr. Buskirk asked if the easiest thing would be to modify the variance request. Ms. Jones stated they can but that she plans to email the City's legal team to discuss their options.

Mr. Mason moved to accept the documents submitted for the record. Seconded by Mr. Walters. Voice vote. Motion carried.

Mr. Walters moved to close the public hearing. Seconded by Mrs. Baxter. Voice vote. Motion carried.

There was inaudible discussion.

Mrs. Baxter stated the trees could act as a buffer to add space and barriers next to the sidewalk.

Mr. Walters asked where street trees would be placed. Ms. Jones stated they would be between the street and sidewalk. Ms. Jones went on to say that the city would be willing to work the applicant to modify this requirement.

Mr. Mason stated the trees would be placed way into the field. Mrs. Baxter stated the field in question is the schools parcel and is being used for educational purposes, not agriculture. Mr. Mason stated this would make that parcel unusable for agricultural purposes.

Mrs. Walton stated she feels the street trees would cause an issue with seeing down the street.

Mr. Mason asked if there were any talks about putting a stop light at the bottom of Hornet Drive and Yankee Rd.

Mr. Buskirk stated a traffic safety study has been completed for this area.



Mr. Cole stated the roadway is being improved as part of the SS4A plan.

Mr. Adam asked if once there is connectivity and sidewalks, wouldn't there need to be street trees. Mr. Adam stated he thinks this case should also be tabled.

Mr. Walters stated either way he doesn't think there needs to be street trees. Mr. Mason stated he agrees with Mr. Walters.

Mrs. Baxter stated she feels the street trees could be used as a buffer but approves of tabling the application until they hear back from the City's legal team.

Debbie Hagedorn, President of the Monroe Local School District Board of Education, stated she feels trees would be another obstacle for drivers on Yankee Road. Mrs. Baxter stated she agrees that the tree placement is a problem. Mrs. Hagedorn stated there are trees near the property currently.

Mr. Mason moved to approve Case No. BZA 2026-7-Consideration of a Variance Application from Monroe Local Schools regarding street trees. Roll call vote. 3 ayes, 2 no's. Motion carried.

Mr. Adam opened the Public Hearing for Case No. BZA-2026-8- Consideration of a Variance Application from Monroe Local Schools regarding Development Landscaping.

Mr. Adam stated the following: The request will be presented by Staff. Following this presentation, anyone wishing to speak in favor of the proposal will be given an opportunity to speak. After all proponents have spoken, the opponents will be given an opportunity to present their case. Speakers are asked not to repeat the same ideas which have been previously presented but indicate that they agree with a previous speaker. All persons speaking are subject to cross examination and must be sworn in. The Board of Zoning Appeals has the opportunity to question any speaker after they have completed their presentation. Once the public hearing is closed, individual speakers have no right to comment during discussion by the Board of Zoning Appeals.

Mr. Adam asked all those wishing to speak during this public hearing (including staff) to stand and raise their right hand to be sworn in. Mr. Adam swore all in at once.

Having been sworn in Mr. Cole presented the exhibits as follows:

- Staff report
- Application for variance
- Relevant code sections



- Proof of publication and notification to surrounding property owners

Having been sworn in Mr. Cole reviewed the background as follows:

- Thad Rhoden, on behalf of Monroe Local Schools, has applied for variance regarding the development landscaping requirements for the new Monroe High School.
- The property, owned by Monroe Local Schools District Board of Education, is 186.57 acres and zoned RR PUD- Rural Residential Planned Unit Development.
- The applicant wishes to waive the required development landscaping as part of building the new Monroe High School.

Mr. Cole reviewed several views of the property.

Mr. Cole reviewed the variance purpose as follows:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code

Mr. Cole reviewed the variance request as follows:

- To wave the development landscaping requirements throughout the site.
- Section 1204.20 Development Landscaping outlines these requirements as follows:

Mr. Cole reviewed that section of the zoning code.

Mr. Cole reviewed the review criteria as follows:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.



This property is not necessarily similar to adjacent properties because it is zoned RR PUD (Rural Residential Planned Unit Development) and operates as an educational campus, while being surrounded by residential and some commercial properties across State Route 63. The property is sizable at 186.57 acres, which is unlike the surrounding properties within the city, as it is a single parcel while the surrounding properties are divided into multiple parcels. Outside of the city, the property is surrounded by a single property that is currently being farmed.

The applicant states this 186.57-acre site is unique, located on the quiet, rural outskirts of the city with little nearby development and ample natural vegetation providing screening. Using the property as a public school makes it difficult to meet current zoning requirements. Installing 4,776 feet of sidewalk along Yankee Road and SR-63 would not benefit the school or community and poses safety risks for pedestrians and students due to the busy roads. Additionally, there are no existing sidewalks at either end of the parcel for the new walkways to connect to.

Staff notes that, while the site borders some properties outside city limits, the site is an anchor institution of the community centrally located along a major thoroughfare connecting the city's east and west sides.

- Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.

The property currently operates as an educational campus without the requested variance.

The applicant has stated that the School District has concerns with visibility, safety, and maintenance.

- Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.

The applicant states that installing the development landscaping (curbed landscaped parking islands, access drive screening and parking lot perimeter landscaping, and foundation plantings) would pose safety concerns as the added landscaping would create a safety issue with visual impediments for young drivers and a security issue providing unsupervised areas on campus not visible to staff. The OFCC, as a project partner, has raised concerns with this request and identified it as a safety issue. It also would require an enormous amount of maintenance and would greatly impede the districts snow plowing efforts which require quick removal of snow from parking areas to open for school. Trees have been added to highly used pedestrian areas where students can benefit from the shade and connect with nature.



Parking islands create barriers for vehicles and define pedestrian areas. The associated landscaping provides environmental benefits. The requested variance is not the minimum necessary to make reasonable use of the campus.

- Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.

The neighborhood's essential character in its current state would not be substantially altered. However, as with all other development sites across the city, any new sites or developments, and expansions of existing sites or developments, must comply with these requirements.

The applicant states that granting of the variance requests would be consistent with the immediate surrounding area due to the area having little to no development and an absence of street sidewalks and street trees. The variance requests would not impair the essential character of the site, and any landscaping added within the school site would not be visible from the roadways due to topography and existing vegetation.

- Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.

The variance would not adversely affect the delivery of governmental services.

- Whether special conditions or circumstances exist as a result of actions of the owner.

The requested variance results from the necessary expansion of the school campus. While the City recognizes this need, the expansion should bring the site into compliance with zoning standards. The school is requesting a variance because it does not want to meet this specific code requirement.

The applicant has stated that the hardship is neither self-imposed nor a result of the owner's actions; rather, it is the community members and the students that would be impacted if the variance requests were denied. The applicant states the community, and school would rather spend funds towards items that directly affect their learning environments in the classroom.

- Whether the property owner's predicament can feasibly be removed through some method other than a variance.



Staff has already worked with the applicant on other landscaping areas and have come to equitable solutions where possible but cannot do so where the applicant requests waiver of requirements in their entirety.

- Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.

The requested variance does not meet the intent of the code. The intent of development landscaping is to enhance community character while creating pedestrian comfort with designed curbed breakups of large expanses of pavement.

- Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

The granting of this variance will allow the applicant to non-perform any of the required development landscaping, whereas all other developments in the city must adhere to this requirement.

The applicant has stated that these variance requests should be carefully considered and approached differently than a typical residential, commercial, or industrial development due to the nature of the site and use as a school. The city does not have any other school facilities other than Monroe Local Schools; therefore, it cannot be comparable and treated the same as other applicants.

Mr. Cole reviewed the department comments as follows:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

Mr. Cole stated there had been no public comments as of July 10, 2026.

Mr. Cole reviewed staff's recommendation as follows:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City



standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

- Staff recommends denial of the requested variance.

Mr. Buskirk, superintendent of Monroe Local Schools, came forward to speak. Mr. Buskirk stated the requirements that are being placed on the school are for developments, not a public school. Mr. Buskirk stated the school does have landscaping built into their plans. Mr. Buskirk stated the curbed islands with trees in them are extremely unsafe for teen drivers.

Mrs. Baxter asked if permits are issued to the students. Mr. Buskirk stated they do. Mrs. Baxter asked how many are issued each year. Mr. Buskirk stated around 150.

Holly Carr, COO with MCS & Associates, stated this project is somewhat unique because, regarding safety, they have to look at security camera placement and hiding places noting they have to be able to see the campus to track people coming and going. Mrs. Carr stated more landscaping has been placed in front of the building and near where pedestrians travel on the campus. Mrs. Carr stated the current campus does have parking islands without hindering the line of sight for security

Thad Rhoden, project executive with Fanning Howey, stated schools are a unique part of a community. Mr. Rhoden stated all aspects of this building have been intentional. Mr. Rhoden stated the safety and security of students and staff is of highest importance. Mr. Rhoden stated visibility is most important regarding security. Mr. Rhoden questioned the amount of landscaping being required for this unique project. Mr. Rhoden stated that most of the landscaping is focused on where the old and new buildings connect. Mr. Rhoden stated the proposed plan meets the requirements

Mrs. Walton asked Mr. Rhoden for clarification of the site plan.

Clay Keith with Robertson Construction stated a lot of time was spent getting the school to meet the budget. Mr. Keith stated they may have to complete an evaluation to determine if catch basins will need to be placed under the parking lot to capture the rain. Mr. Keith stated this is not part of the current budget and would be additional cost. Mr. Keith stated the elevation of the parking lot would need to be changed to determine if the water can be funneled through the islands or if structures will need to be added to catch the water.



Jenna Beason, resident, brought forward a petition that was signed by residents of the community. Mrs. Beason asked who mailers were sent out to. Ms. Jones stated the notifications are sent to properties that abut the project.

Mr. Mason asked for clarification of who will be parking in which lots. Mr. Rhoden verified they are planning for future needs of the school.

Mr. Adam asked to see elevations of the site.

Mr. Walters asked for clarification of who will be parking where on the property.

Mr. Adam asked how many security incidents have occurred in last 5-10 years. Mr. Buskirk stated there haven't been any.

Mr. Mason asked for clarification of who the signatures on the petition were from and how they are verified to be Monroe residents. Mrs. Beason stated she can look at the petition to verify. Mr. Mason stated whatever is accepted as a record in the public hearing needs to be valid and verified. Mrs. Beason stated "we can go door to door" if a paper petition is needed.

Debbie Hagedorn, President of the Monroe Local School District Board of Education, stated students will be parking in the new parking lot for after school activities.

Mr. Mason stated he has a hard time accepting the petition the way it was presented.

Mr. Walters asked where the bus lot will be on the campus. Mr. Cole stated the existing bus lot will remain the bus lot.

Mr. Adam asked if they would be accepting the petition as part of the record. Mr. Mason stated he would not accept the document for the record.

Mrs. Baxter moved to accept the documents for the record. Seconded by Mr. Mason. Voice vote. Motion carried.

Mr. Mason moved to close the public hearing. Seconded by Mr. Walters. Voice vote. Motion carried.

Mr. Mason stated he has built three schools and recognizes how hard it is to get Leads Certification.

Mrs. Baxter stated she appreciated the insight regarding how trees can block security cameras. Mrs. Baxter also stated she had hoped to hear from our police department regarding safety. Mrs. Baxter asked if the proposed trees can be replaced with shrubs.



Mr. Adam stated if parking islands aren't installed there wouldn't be a place for shrubs to be installed. Mrs. Baxter stated the current school does have parking islands. Mr. Mason stated parking islands are a maintenance nightmare.

Mrs. Baxter asked to see the aerial view to see where trees and green space is currently.

Mr. Mason moved to approve Case No. BZA 2026-8 Consideration of a Variance Application from Monroe Local Schools Regarding Development Landscaping. Seconded by Mr. Walters. Roll call vote. 4 ayes, 1 no. Motion carried.

Adjournment

Mr. Walters moved to adjourn; seconded by Mr. Mason. Voice vote. Motion carried.

The Board of Zoning Appeals meeting adjourned at 8:27 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



**Board of Zoning Appeals Minutes
August 5, 2026
233 South Main Street, Monroe, Ohio**

Call to Order

Mr. Adam, Chair, called the meeting to order at 6:00 p.m.

Roll Call

Board of Zoning Appeals members present: Lorenzo Adam, Joshua Mason, Casey Walters, Danielle Baxter, and Catherine Walton

Staff members present: Kameryn Jones, Development Director; Jameson Cole, Planner; Michelle Layman, Planning and Zoning Specialist.

Old Business

Mr. Adam requested a motion to remove Case No. BZA-2026-6- Consideration of a Variance Application from Monroe Local Schools regarding Sidewalks and Trails off the table.

Mr. Mason moved to remove Case No BZA-2026-6- Consideration of a Variance Application from Monroe Local Schools regarding Sidewalks and Trails off the table. Seconded by Mrs. Baxter. Voice vote. Motion carried.

Deliberative Session By Board

Mr. Adam asked if staff had anything more to present. Ms. Jones stated the packet includes the request from the school, and the staff report that outlined options for the Board. Ms. Jones also stated the Director of Public Works, Gary Morton, is in attendance to answer any questions along with our Engineering Consultant Paul Goodhue.

Mr. Adam asked for Mr. Goodhue to speak about the grant funding that is possible for this project. Mr. Goodhue stated the best option to get funding for the path is through ODOT's safety funding. This initiative is to help connect pedestrian pathways. Mr. Goodhue stated the grant can be applied for twice a year. Mr. Goodhue stated this grant would require the path to have a connection path on both sides. Mr. Goodhue feels that because the application is for a project for the school it would stand a good chance of being approved. Mr. Goodhue stated there may be other grants to look into, but this is the most attractive one currently.



Mr. Walters stated that this is not a guarantee. Mr. Goodhue stated that is correct.

Mr. Goodhue stated the City has two projects currently being funded by this type of grant.

Mr. Mason asked if having had success in the past will help or hurt in this case. Mr. Goodhue stated he believes it helps. Mr. Goodhue stated he has had success applying for this grant in other communities as well. Mr. Mason asked for clarification of what sidewalk this grant would cover. Mr. Goodhue stated the grant would cover sidewalks from the end of the school's property over to Heritage Green/Macready. Mr. Goodhue stated the funding is through safety funding and could provide up to 80% of the cost for design and construction costs, stating there have been times ODOT provided funding all the way up to 90% of the project cost. Mr. Goodhue stated the balance could be split between the City and the school.

Mr. Adam reviewed the options before them. The first option is to approve or deny the request. The second option is to deny the request and extend the deadline for installation. Mr. Adam asked when the completion of the school will be. Mr. Buskirk stated fall of 2028.

Mr. Walters asked Ms. Jones if there were any other comments from staff. Ms. Jones stated the City still supports the original approval parameters.

Mr. Buskirk mentioned still being concerned with safety and connectivity.

Mr. Adam asked if the sidewalk could also be a trail. Ms. Jones stated yes that it could be a trail or shared use path. Ms. Jones stated the main corridors such as Yankee Rd and St. Rt. 63 would be a shared use path. Ms. Jones clarified what a shared use path would be used for and how large it could be. Ms. Jones reiterated the grant requires connectivity.

Mrs. Baxter asked if this grant can be applied for again if it is not granted this time. Ms. Jones stated yes that it can be applied for twice a year for as long as it is available.

Mrs. Walton and Mr. Mason asked Mr. Goodhue for clarification of what sidewalk location the grant would cover. Mr. Goodhue stated the grant would not cover the portion that would go toward the northern section of sidewalk.

Mr. Goodhue stated that when they apply, they can request the grant to cover from the northern entrance to the school in order to get more of the cost covered by the grant.

Gary Morton, Director of Public Works, reiterated Mr. Goodhue's sentiments.



Mrs. Baxter asked if the school will still need to install a sidewalk up Hornet Drive if they have one along the north access road. Ms. Jones stated a sidewalk wouldn't have to be on Hornet Drive too.

Mr. Walters asked what would happen if the grant didn't get approved. Mrs. Baxter stated she believes the grant could continue to be applied for and other grants may become available to apply for.

Mr. Adam stated option two would give them the option of giving additional years. Mrs. Baxter stated staff are only recommending one additional year.

Mrs. Walton asked if the code allows for an extension request. Ms. Jones stated the code states that if you have an approved project that has not received occupancy yet and you want to make a minor modification to that approval, you can go back to the original approving body, Planning Commission, and ask for an extension.

Mr. Adam asked if the sidewalk has to be in front of the property or can meander through the property. Ms. Jones stated that staff have worked with other projects to find other areas sidewalks could be installed.

Mr. Adam asked if the connectivity could be through a neighborhood. Ms. Jones stated she was unsure due to the connectivity having to connect back at Yankee Rd.

Mrs. Baxter stated she wants to see the five-year extension play out, especially since the grant in question can be applied for twice a year.

Mr. Goodhue stated there could also be new grants to apply for in that timeframe.

Mr. Mason asked if 3 to 4 years down the road, could the school come back to apply for the variance. Ms. Jones stated that if the Board approves the application tonight, they are waiving the schools responsibility to install the sidewalks forever. Ms. Jones stated that if the application was denied today, the applicant could come back to Planning Commission or BZA at a later date to ask for additional time. Ms. Jones stated the school could not come back and ask for it to be waived completely again if the request is denied tonight.

Mr. Walters asked if the city has applied for anything to get the speed reduced on St. Rt. 63. Mr. Goodhue stated the city has and that the feedback was that the city would need increased enforcement to allow that to happen. Mr. Goodhue stated the findings from the SS4A outcome will allow that to happen. Mr. Goodhue stated part of the issue with the speed limit on St. Rt. 63 is due to the way it looks, stating the character of the road will need to change in order for speed to be reduced.



Mrs. Baxter asked if the sidewalks would change the character of the road enough. Mr. Goodhue stated it would.

Mr. Walters asked if this would be the only sidewalks on St. Rt. 63. Mr. Goodhue stated there are a few other locations that have sidewalks but that it must start somewhere.

Mr. Walters stated his issue is still the speed on St. Rt. 63.

Mr. Goodhue stated the path would not be next to the roadway, ensuring it would be safely set back off the road when installed.

Mrs. Baxter asked if there was a minimum setback for sidewalks. Mr. Goodhue stated there is but that this project would be off the road as far as possible, exceeding the minimum.

Mr. Walters asked if the setback for the sidewalk would only be in front of the school or would it be setback all the way down St. Rt. 63. Mr. Goodhue stated the plan is to keep the sidewalk as far away from the edge of pavement as possible. Mr. Goodhue stated they recognize people won't use the sidewalk if it is too close to the road.

Mrs. Walton stated the grant looks like a good possibility, the school has agreed to install sidewalks once there is connectivity, and that because the school has been given 7 years to install the sidewalks, she would recommend denial of the variance request. Mrs. Baxter agreed with Mrs. Walton.

Mr. Walters asked if the Board could give them a couple of years after the grant is issued. Mr. Goodhue stated that if the grants are awarded next year, it will still be 2-3 years until the funds are awarded.

Mr. Adam asked Mr. Morton if there would be a consideration to lower the speed to make this area a school zone. Mr. Goodhue stated he is unsure why there isn't a school zone on St. Rt. 63 but can look into it.

Mr. Walters mentioned the line of traffic at 7am at the school and stated if there was a sidewalk there how many kids would be getting out of their cars to avoid waiting. Mr. Goodhue stated the state and the school are in a partnership to improve that situation.

Mr. Walters asked if there would be a red light installed at the Butler Tech entrance. Mr. Morton stated not currently but could later due to any additional development on Ring Rd.

Mr. Adam asked if more than one year could be added. Ms. Jones stated yes.



Mr. Walters stated he does not want the school to take money away from the building funds to fund sidewalks.

Mr. Walters asked if they can add an additional 5 years of time to install sidewalks. Ms. Jones stated yes that they could but is unsure how much time will be given to use grant money once it is received.

Mr. Goodhue reviewed the process of receiving grant funding stating it is a very defined schedule of when the funds will be available to be used.

Mrs. Baxter stated that legal counsel provided a note indicating that they do not support tying this project to future projects that would require connectivity. Legal counsel determined that requiring connectivity from the school to future projects is not in the best interest of the project. Ms. Jones agreed.

Mr. Mason asked if the city would still require the school to install a small portion of sidewalk on the north side of the property. Mrs. Baxter asked if there could be a variance in the future regarding this part of the sidewalk. Ms. Jones stated yes. Ms. Jones went on to say by denying the request tonight the board would be denying a complete waiver. Ms. Jones stated her recommendation is that staff are willing and ready to work through the process and want to partner with the school to get the project moving forward.

Mr. Walters asked if the east side of Yankee Rd is Lemon Township or in the city of Monroe. Ms. Jones stated it is the city of Monroe.

Mr. Buskirk spoke but was inaudible.

Mrs. Baxter asked if Wawa was putting in sidewalks. Ms. Jones stated they are not because they were under a different zoning code when approved.

Mr. Adam asked if the connectivity could tie into the neighborhood. Mr. Mason said the zoning code states it needs to be on the front of the property.

Mr. Mason asked if there is a plan for a pedestrian walkway to go over St. Rt 63 at Heritage Green. Mr. Goodhue stated it is unlikely something would go over St. Rt. 63 and that there would be improvements to the current crosswalk at Heritage Green.

Mr. Mason asked Mr. Buskirk if the variance request is approved and later on if there is connectivity, would the school be willing to connect to it. Mr. Buskirk stated that if it is safe, yes. Mr. Buskirk stated with grant funding you never know if it will be approved or what that time frame could be.



Mr. Mason asked Mr. Buskirk if there was an extended timeframe the school would support. Mr. Buskirk stated 10 years after occupancy. Mr. Buskirk stated if grant funding comes through before that 10-year period he would meet with Mr. Morton and Ms. Jones to start the project.

Mr. Walters asked Mr. Buskirk to speak on his comment regarding shutting the school down. Ms. Jones stated shutting the school down is not anyone's intent. Ms. Jones stated staff are happy to coordinate with the school on the project and that design questions are fair but will be vetted thoroughly.

Mr. Morton stated that through the grant there will be connectivity at one end of the property. Mr. Morton stated connectivity to the north will be a long way out and harder to create. Mr. Morton stated that with the SS4A plan, the city will be looking at safe connectivity options. Mr. Morton stated a goal of the SS4A plan is connectivity from east to west along St. Rt. 63.

Mr. Goodhue stated that if a pathway is put on St. Rt. 63, it will look very different than what it looks like currently. Mr. Goodhue stated connectivity must start somewhere and that the city wants this to be safe and useful to the community.

Mrs. Baxter stated she feels the school could ask for an extension closer to when the currently approved timeframe is up.

Mr. Adam moved to deny Case No. BZA 2026-6-6 Consideration of a Variance Application from Monroe Local Schools regarding Sidewalks and Trails.

This motion was withdrawn.

Clarification was given regarding the two options available for the Board to vote on.

Mr. Adam stated he is inclined to go with option 2 and to give an additional 3 years of time, totaling 10 years of additional time.

Mrs. Walton moved to deny Case No. BZA 2026-6 Consideration of a Variance Application from Monroe Local Schools Regarding Sidewalks and Trails. Seconded by Mrs. Baxter. Roll call vote. 3 ayes, 2 no's, motion carried.

There was some discussion with the Board and staff regarding the second part of option 2.

Mr. Walters asked for clarification of when the school is required to install sidewalks. Ms. Jones reviewed.



Mr. Walters moved to extend the deadline by 3 years for installation of the required sidewalk and trail/shared-use path. Seconded by Mr. Mason. 3 ayes, 2 no's, motion carried.

New Business

Finding of Facts Regarding Case No. BZA 2026-5, an Appeal from Solid Rock Ministries International.

Mr. Mason added page numbers to the Finding of Facts document for the record.

Mrs. Baxter moved to approve the Finding of Facts document regarding the Appeal Application from Solid Rock Ministries International; seconded by Mrs. Walton. Roll call vote. 5 ayes, motion carried.

Adjournment

Mrs. Baxter moved to adjourn; seconded by Mr. Walters. Voice vote. Motion carried.

The Board of Zoning Appeals meeting adjourned at 7:22 p.m.

Respectfully submitted,

Michelle Layman
Planning and Zoning Specialist



CITY OF MONROE
Inter-Office Correspondence

TO: Members of the Monroe Board of Zoning Appeals
FROM: Kameryn Jones
Development Director

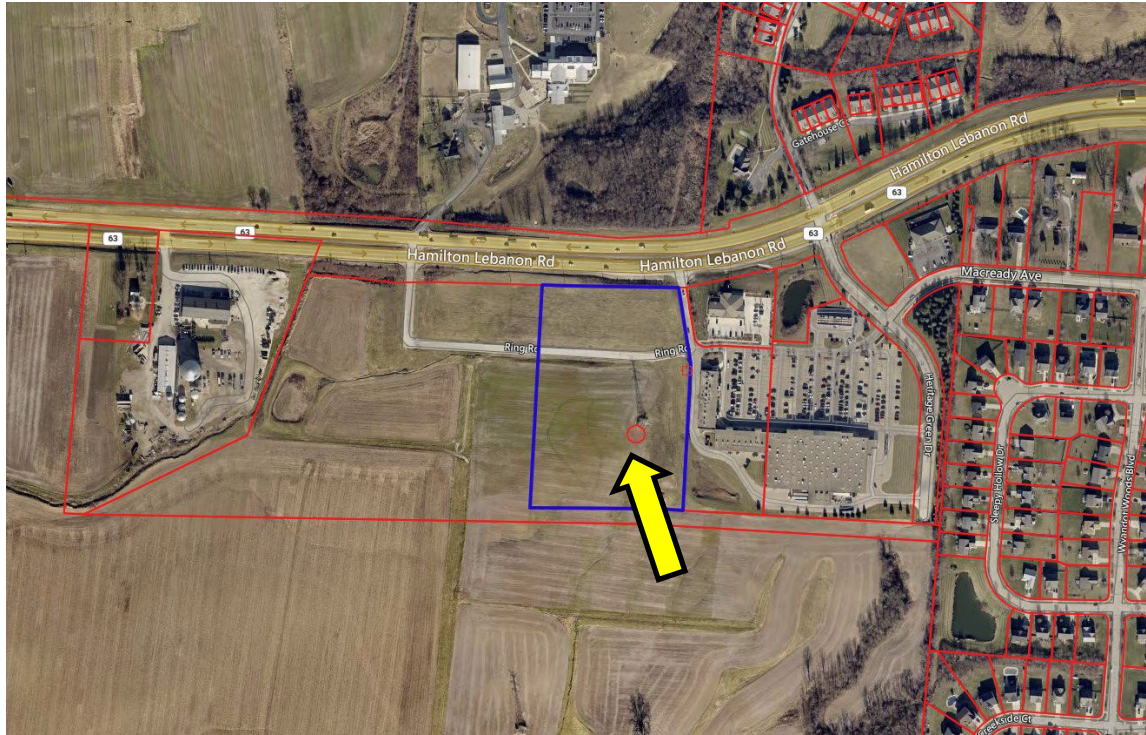
DATE: September 1, 2026

RE: Information Packet for **September 1, 2026**, Board of Zoning Appeals Meeting at 6:00 p.m.

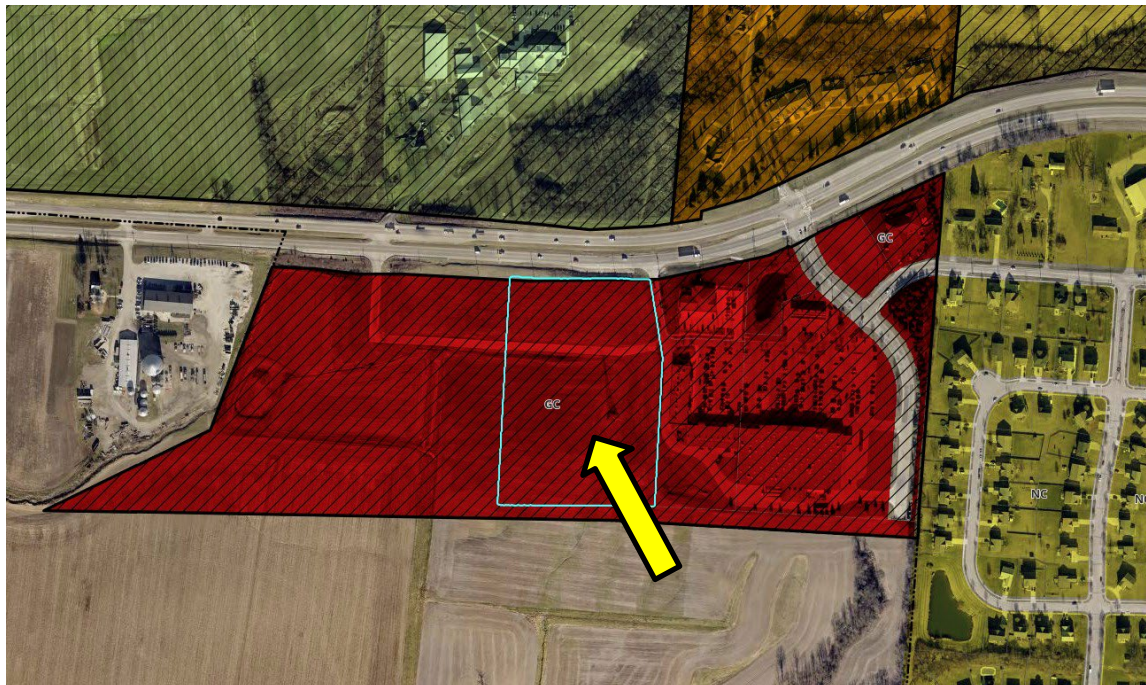
I. BZA-2026-9— Consideration of a variance application from Cronin Ford regarding Sidewalks and Trails.

A. Background:

- Eric Koren, on behalf of Cronin Ford, has applied for variance regarding sidewalk and trails.
- The property owned by Cronin Land Acquisition, LLC, is 9.255 acres and zoned GC- General Commercial PUD.
- The applicant wishes to waive the sidewalk requirement for portions of the site with road frontage that are not being developed at this time



Overhead View of Site



Surrounding Zoning



Eastbound on Ring Road



Looking south towards the site from Hamilton Lebanon Road



Looking west towards the site from Ring Road

B. Variance Purpose:

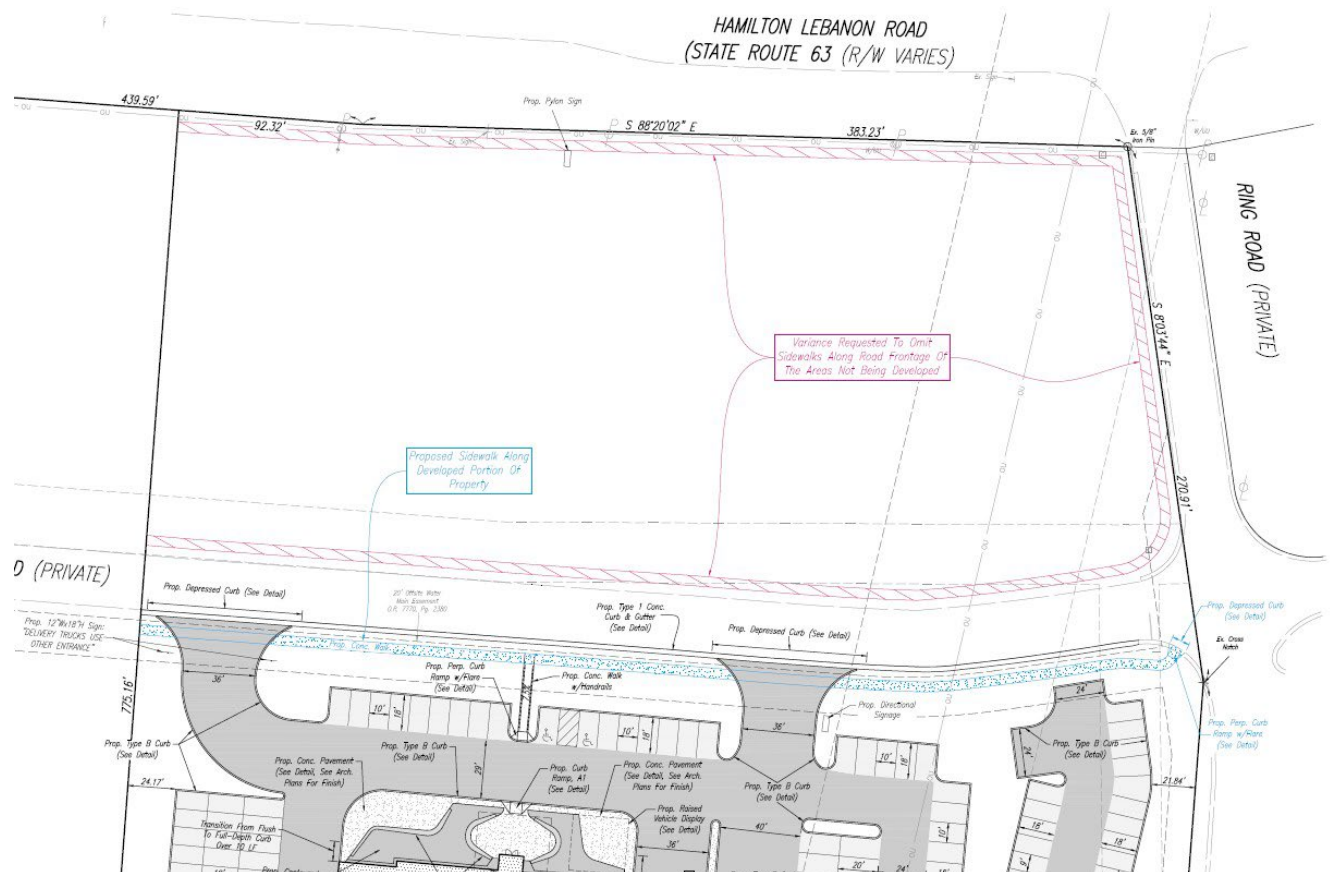
- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

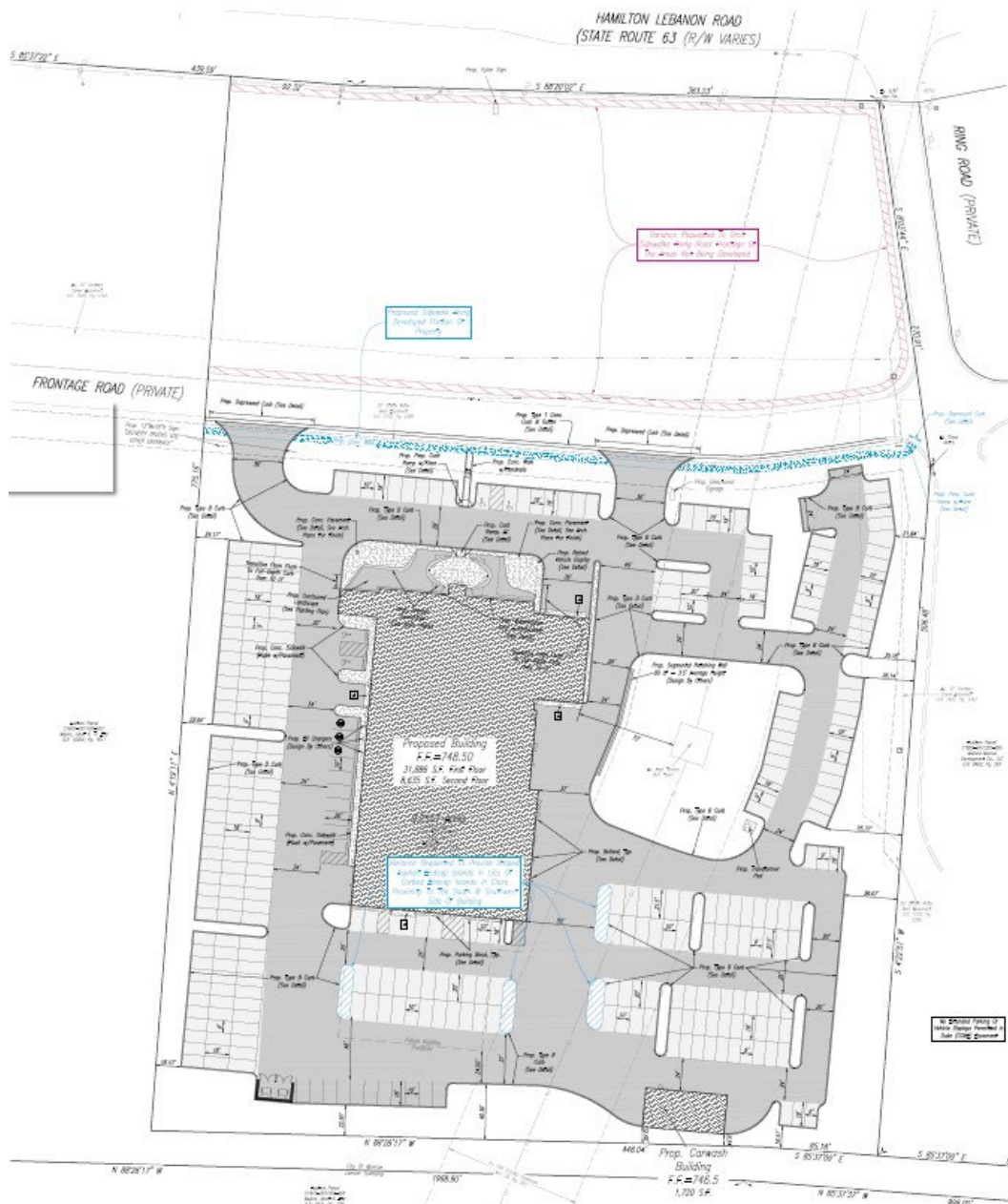
- To waive the sidewalk requirement for portions of the site with road frontage that are not being developed.
- Section 1205.06 Sidewalks and Trails (under Chapter 1205 Subdivision Standards):

A. Generally.

1. *Standards.* Sidewalks and shared-use paths or trails shall be installed in accordance with this Section and the construction standards established by the Department of Public Works. The subdivider shall install sidewalks along public and private streets prior to acceptance of subdivision improvements. This requirement applies to all land uses and street classifications, except as modified in this Section.
2. *Where Required.* Sidewalks at a minimum 5 feet in width shall be installed on both sides of all subdivision streets. Sidewalks shall be required along all portions of a parcel that fronts a public or private street for a new development or expansion of existing development that requires site plan approval.
1. *Adopted Plans.* On-street bike lanes and off-street shared-use paths or trails shall be developed in accordance with the City's comprehensive plan, an adopted parks and recreation plans, or regional trail plans to link major attractions and destinations throughout the community, including neighborhoods, parks, schools, churches, Butler Tech campus, the downtown, major employment centers, and shopping areas.



Proposed Sidewalk Plan



Proposed Site Plan

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

This property is similar to other GC General Commercial properties as it fronts SR63 and is surrounded by other GC General Commercial properties. The site is dissimilar to other GC General Commercial properties in the fact that site is bisected by a private road.

The applicant has stated that the property is bisected by the private road and the development is only proposed on the south side of the private road. The applicant added that the frontage on SR63 and the access road off SR63 have no sidewalks to connection from SR63, so they would serve no purpose.

The applicant is constructing the sidewalk on the south side of the private drive.

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property may yield a reasonable return and be of beneficial use as a car dealership without the requested variance.

The applicant added that the frontage on SR63 and the access road off SR63 have no sidewalks to connection from SR63 so they would serve no purpose.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

The requested variance is significant and may set a precedent for future development in the city. The City is creating a transportation master plan to improve connectivity and granting this variance would undermine this objective and could encourage similar requests in the future. Additionally, the request exceeds the minimum needed to use the land and structures.

On their application form, the applicant marked yes in response to the question.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

The neighborhood's essential character would not be substantially altered as a result of the requested variance. The adjoining properties may not suffer detriment from this variance in the interim but would leave a sizable gap in the long term, as the city develops around this site and pedestrian facilities are installed.

The applicant has stated that granting the variance will not have a negative impact on the surrounding sites.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

The requested variance is due in part to the site and the owner. The site and the remaining acreage adjacent to it are unique because a private road bisects them. All property needs public road frontage, and this site and all other properties along Ring Road get their frontage from SR63. Although the applicant has modified their plans to develop just the southern part of the site (south of Ring Road), the entire site is still subject to all code requirements. The applicant is aware of these requirements.

The applicant marked no response to the question.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

The owner's predicament could be resolved by dedicating Ring Road. This option would require improving the entire road to meet City standards and coordinating with the other property owner and the City. This option would also assume Cronin would not utilize the northern portion.

The applicant answered N/A to the question.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

The requested variance may not meet the spirit and intent behind the code. The requested variance conflicts with the Code's purpose, which is to bring properties into compliance with zoning standards during expansion, new development, or redevelopment. It conflicts with stated City policy through Council's strategic objectives and the City's comprehensive plan. Further, as the City develops a transportation master plan to enhance connectivity, allowing properties to bypass compliance during development would undermine the City's goal to provide connectivity across the community for all residents.

The applicant has stated that they believe they meet the spirit and intent of the code because the development would provide a sidewalk for pedestrian access to the development along the south side of Ring Road.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

Granting this variance may confer a special privilege on the applicant because all development within the city must comply with these requirements. Granting this variance may set a precedent and encourage similar requests.

The applicant has stated that the other developments in the PUD do not provide sidewalks along all road frontages. They state that Kroger has approximately 70 LF of sidewalk along their 1,375 LF of road frontage. Kroger Fuel Center has no sidewalk along its frontage, and Monroe Family Pet Hospital provided sidewalk only on the south frontage, not along SR63 or the private access road.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of August 27, 2026.

G. Staff Recommendation:

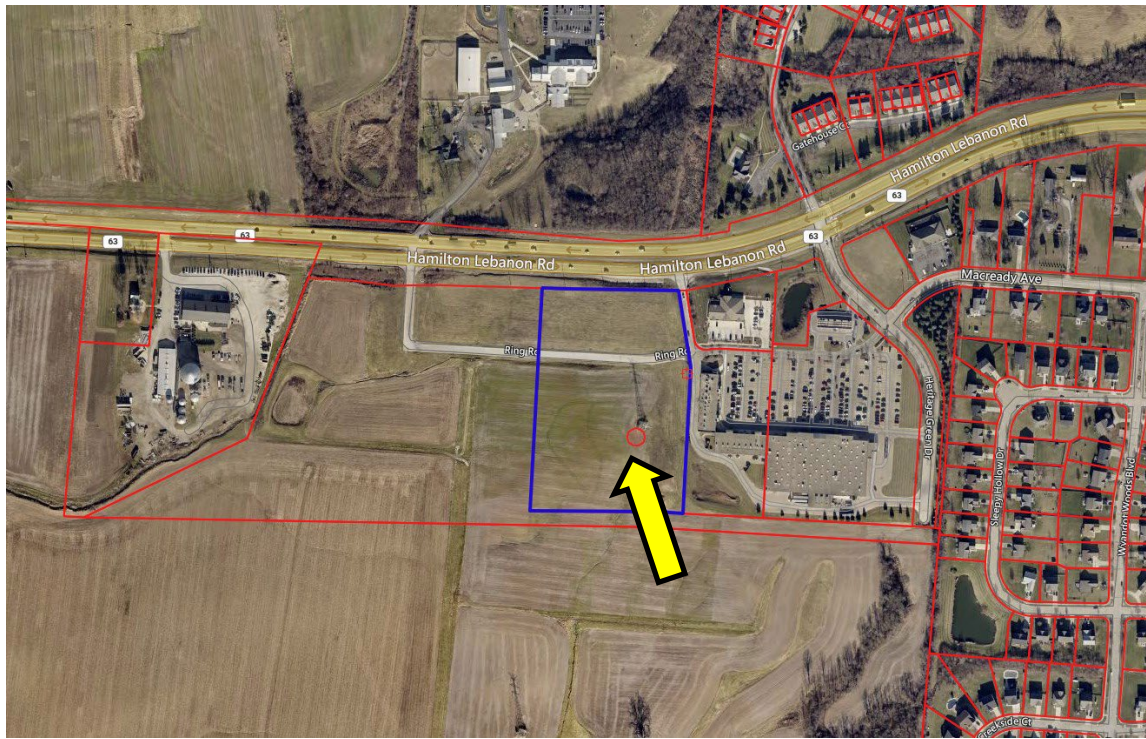
- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.

- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.
- Staff recommend denial of the requested variance.

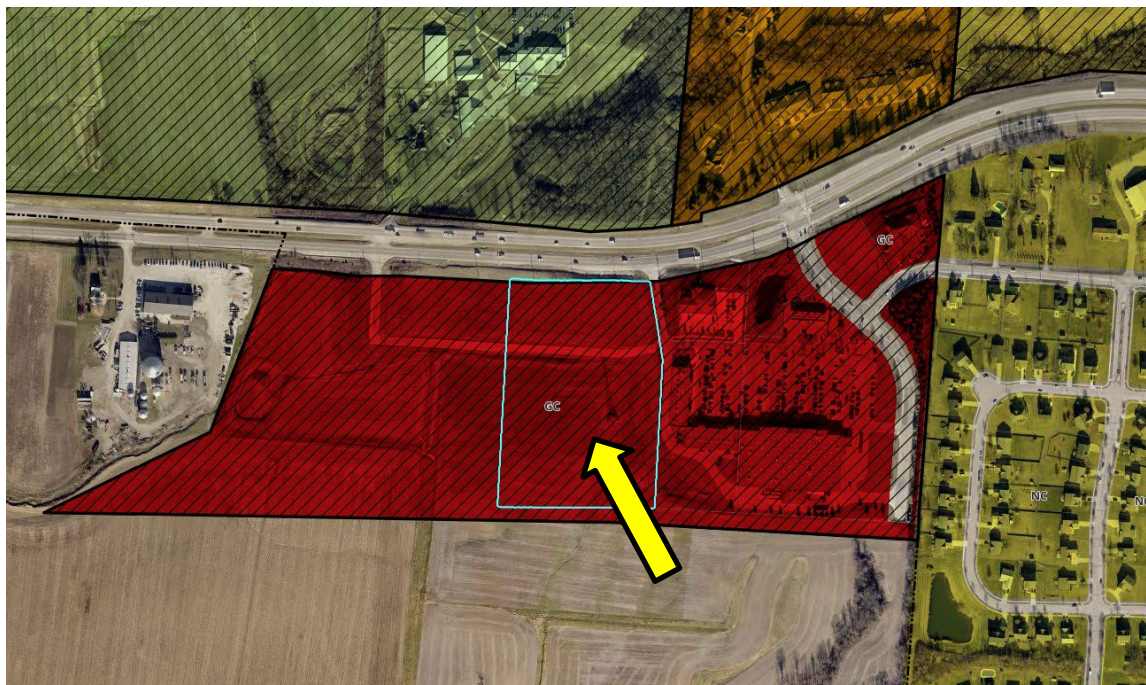
II. BZA-2026-10— Consideration of a variance application from Cronin Ford regarding parking islands.

A. Background:

- Eric Koren, on behalf of Cronin Ford, has applied for variance regarding the development landscaping pertaining to 5 parking islands.
- The property owned by Cronin Land Acquisition LLC is 9.255 acres and is zoned GC- General Commercial PUD.
- The applicant wishes to waive 5 required parking islands on the southern side of the site and replace them with striping islands.



Overhead View of Site



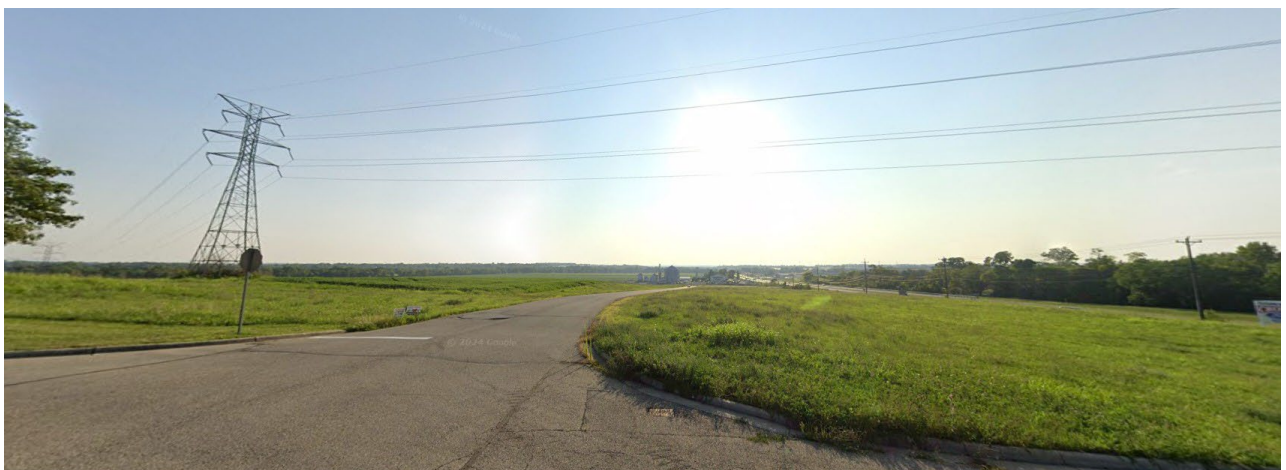
Surrounding Zoning



Eastbound on Ring Road



Looking south towards the site from Hamilton Lebanon Road



Looking west towards the site from Ring Road

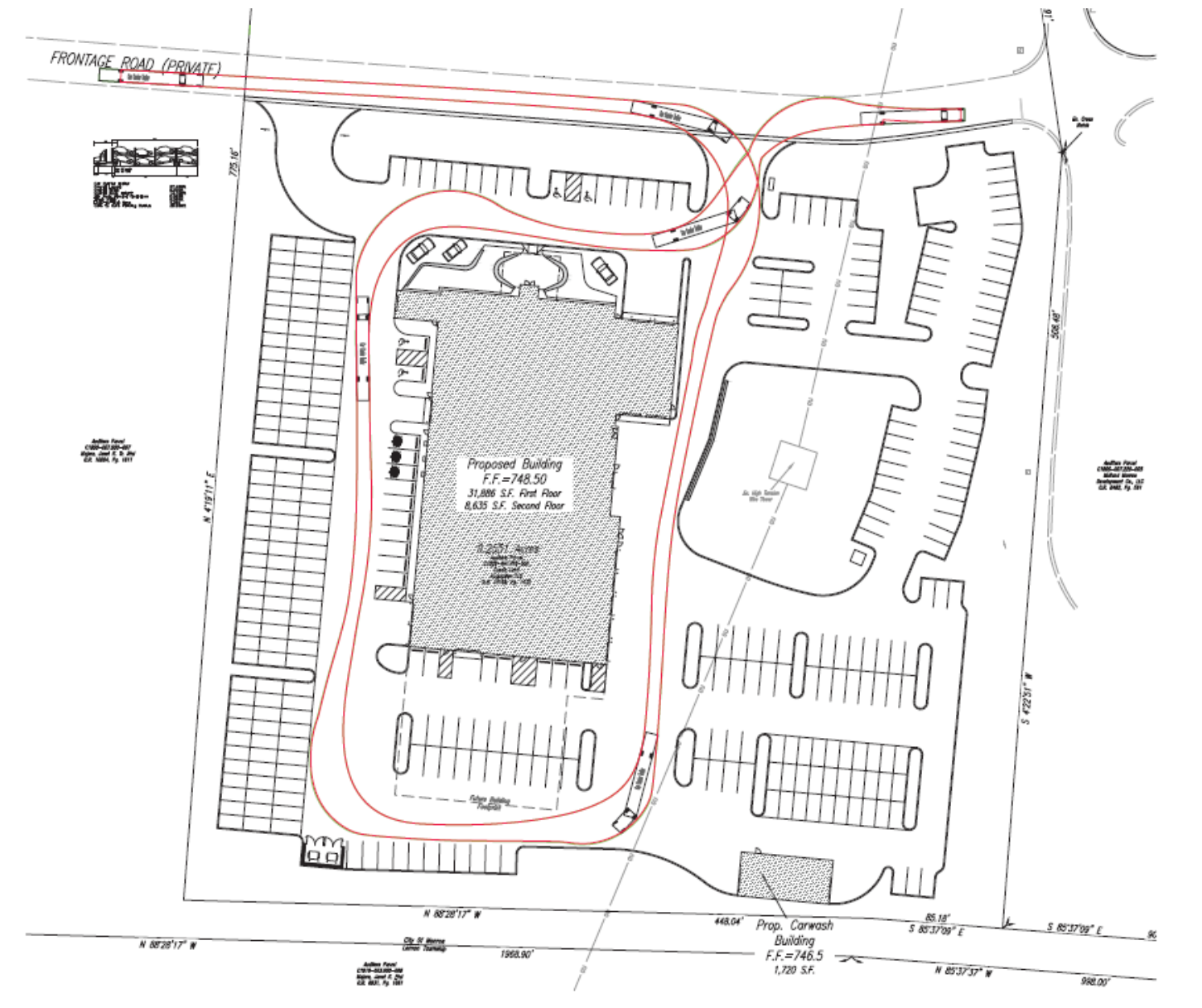
B. Variance Purpose:

- A variance from the requirements of this code may be granted by the BZA when the BZA determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this code.

C. Variance Request:

- To waive 5 required parking end cap islands on the southern side of the site and replace them with striping islands.
- Section 1204.20 Development landscaping, Parking Islands.

Parking Islands	
Endcap island with groundcover ³ and 1 canopy tree and 3 shrubs for a single row and 2 canopy trees and 6 shrubs for a double row.	▪ At the end of all parking rows ▪ Each endcap island shall be a minimum of 9' wide and the length of the parking row⁴ with 10-foot curb radii on the side closest to the drive aisle ▪ All vegetation used provides for clear visibility between two to six feet above level of the ground
Corner island with groundcover ³ and 1 canopy tree or 3 evergreen or ornamental trees	▪ At the corners of parking lots ▪ Each corner island shall be a minimum of 200 square feet in area and defined by the intersection of the parking rows at each corner of the parking lot ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground
Interior island with groundcover ³ and 1 canopy tree and 3 shrubs for a single row and 2 canopy trees and 6 shrubs for a double row.	▪ In the middle of parking rows planted at intervals of not less than one island for each 15 parking spaces ▪ Each interior island shall be a minimum of 9' wide and the length of the parking row with 5-foot curb radii on the side closest to the drive aisle ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground
Median with groundcover ³ and ornamental Grasses, shrubs, or planters	▪ A minimum, along the entire centerline of alternating double parking rows ▪ Each median shall be a minimum of 6' wide ▪ All vegetation use provides for clear visibility between two to six feet above level of the ground



Car Carrier Turning Template

D. Review Criteria:

The following factors shall be considered and weighed by BZA to determine practical difficulty. Staff's findings are listed after each criterion:

- ***Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures, or conditions.***

This property is similar to other GC General Commercial properties as it fronts SR63 and is surrounded by other GC General Commercial properties. The site has a high-power utility tower, which creates some challenges but is not dissimilar to other commercial properties that have dealt with the same challenge.

The applicant states that the southern portion of the site where these islands are located will be used for truck deliveries and turnaround. They also state that large vehicle carrier trucks will deliver inventory and that, even with the wide drive aisles provided in the design, opening the endcap island space in the rear portion of the property helps ensure deliveries can be made on-site without using the private frontage road.

- ***Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance.***

The property may yield a reasonable return and be of beneficial use as a car dealership without the requested variance.

The applicant answered N/A to the question.

- ***Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures.***

The variance request is significant because the applicant is requesting a waiver for a site that they can change if it conflicts with business operations. During initial meetings with the applicant, staff made the applicant aware that vehicle off-loading would not be permitted on Ring Road and would need to occur entirely on site. A turning template was also provided with the Traffic Impact Study and showed the vehicle carrier maneuvering the site without conflicts.

The applicant states that the request is limited to a small portion of the site critical to truck accessibility.

As stated above, staff have made the applicant aware that, for safety reasons, vehicle loading and unloading must take place entirely on site.

- ***Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance.***

The neighborhood's essential character would be altered, as all other development sites across the city must comply with these requirements and have designed their sites accordingly.

The applicant states that granting the variance will not have a negative impact on the surrounding sites as the portion of the site in question will not be visible from the surrounding neighbors due to its location and surrounding topography.

- ***Whether the variance would adversely affect the delivery of governmental services such as water, sewer, and refuse pickup.***

The variance would not adversely affect the delivery of governmental services.

- ***Whether special conditions or circumstances exist as a result of actions of the owner.***

The requested variance is due to actions of the owner. The applicant has provided a turning template that shows the vehicle carrier can maneuver the site in its current form. If that is untrue, they should alter the site accordingly to eliminate any possible conflicts.

The applicant marked no in response to the question.

- ***Whether the property owner's predicament can feasibly be removed through some method other than a variance.***

The predicament can be addressed by the applicant revising their site plan design to ensure that the vehicle carrier can maneuver the site safely while maintaining code requirements throughout the entire site.

The applicant answered N/A to the question.

- ***Whether the spirit and intent behind the code requirement would be observed and substantial justice done by granting a variance.***

The requested variance does not meet the intent of the code. The intent of the parking islands are for both site circulation and to break up large expanses of pavement. When combined with landscaping (previously waived), they work to enhance community character.

The applicant states the variance would meet the spirit and intent behind the code because the striped islands would be in the rear of the property, out of sight of neighboring businesses and the public right-of-way.

- ***Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.***

Granting this variance would give the applicant the special privilege denied to other commercial operations that install parking islands as required. as stated, the applicant provided a turning template showing the vehicle carrier's maneuverability with the islands.

The applicant marked no in response to the question.

E. Department Comments:

- Public Works/Engineering: No comment.
- Police Department: No comment.
- Fire Department: No comment.

F. Public Comments:

- None received as of August 27, 2026.

G. Staff Recommendation:

- As a reminder, a variance from the requirements of this Code may be granted by the Board of Zoning Appeals when the Board determines that such a variance will not be contrary to the public interest and that, due to special conditions, practical difficulty or unnecessary hardship exist that prevent strict application of this Code.
- Staff's review and recommendation are based on Code interpretations as well as the potential for precedents that could affect overall enforcement of City standards and regulations. The BZA's approval, denial, or modification is not required to be based on all the above criteria being met. No single factor listed above may control and not all factors may be applicable in each case. Each case shall be determined on its own facts.

- Staff recommend denial of the requested variance.



Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroehio.gov
www.monroehio.gov

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: Macready Avenue

County: ☒ Butler ☐ Warren Total Lot Area: 9.2551

County Tax Parcel ID: C1800007000002

Project/Development Name: Cronin Ford

Existing Zoning District: C- Commercial (PUD)

Applicant Information

Applicant Name: Cronin Land Acquisition LLC

Contact Person: Eric Koren

Contact Address: 10700 New Haven Road, Harrison, OH 45030

Contact Phone Number: 513-202-5811

Contact Fax Number:

Contact E-Mail: ekoren@croninautos.com

Property Owner Name: Cronin Land Acquisition LLC

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed development is a new car dealership, Cronin Ford. The Building's overall aesthetic is based on Ford's current prototype dealership. The development will include automotive sales and service.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1205.06.A.2 - Sidewalk required along all portions of a parcel that fronts a public or private street for a new development or expansion of existing development that requires site plan approval.

A Variance is being requested to waive this requirement for the portions of the site with road frontage that are not being developed.

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- ☐ Lot is too narrow ☐ Lot is too small ☐ Lot is too shallow ☐ The soil or subsurface is unique to the lot
☐ The shape of the lot ☐ Building or lot elevation ☐ Topography ☒ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

The property is bisected by a private road and development is only proposed on the South side of said road. The applicant proposes to install sidewalk on the South side of the private road, the road frontage of the portion of the property that is being developed.

Additionally, the frontage on SR63 and the access road off of SR63 have no sidewalks to connect to from SR63 so they would serve no purpose.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

N/A

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

Granting the Variance will not have a negative impact on the surrounding sites.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

☐ Yes ☒ No Please explain your rationale below.

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

N/A

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☒ Yes ☐ No Please explain your rationale below.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☒ No Please explain your rationale below.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

N/A

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

☒ Yes ☐ No Please explain your rationale below.

Yes, the development would provide a sidewalk for pedestrian access to the development.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

☐ Yes ☒ No Please explain your rationale below.

No. The other developments in the PUD do NOT provide sidewalks along all road frontages.

Kroger has approximately 70 LF of sidewalk along their 1,375 LF of road frontage.

Kroger Fuel Center Has NO sidewalk along it's 700+ LF of road frontage.

Monroe Family Pet Hospital (most recent development in PUD) only provided sidewalk on the south frontage and was not required to install sidewalk along SR63 or the SR63 private access road.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID: C1800007000002

Certification and Signatures

Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.

Print Name: Eric P Koren

Signature:

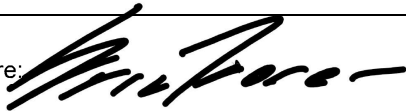


Date: 07/24/2026

Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.

Print Name: Eric P koren

Signature:



Date: 07/24/2026

Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.

Submittal Requirement Checklist

All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio

Digital Submittal Requirements

- ☒ All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov.

General Information

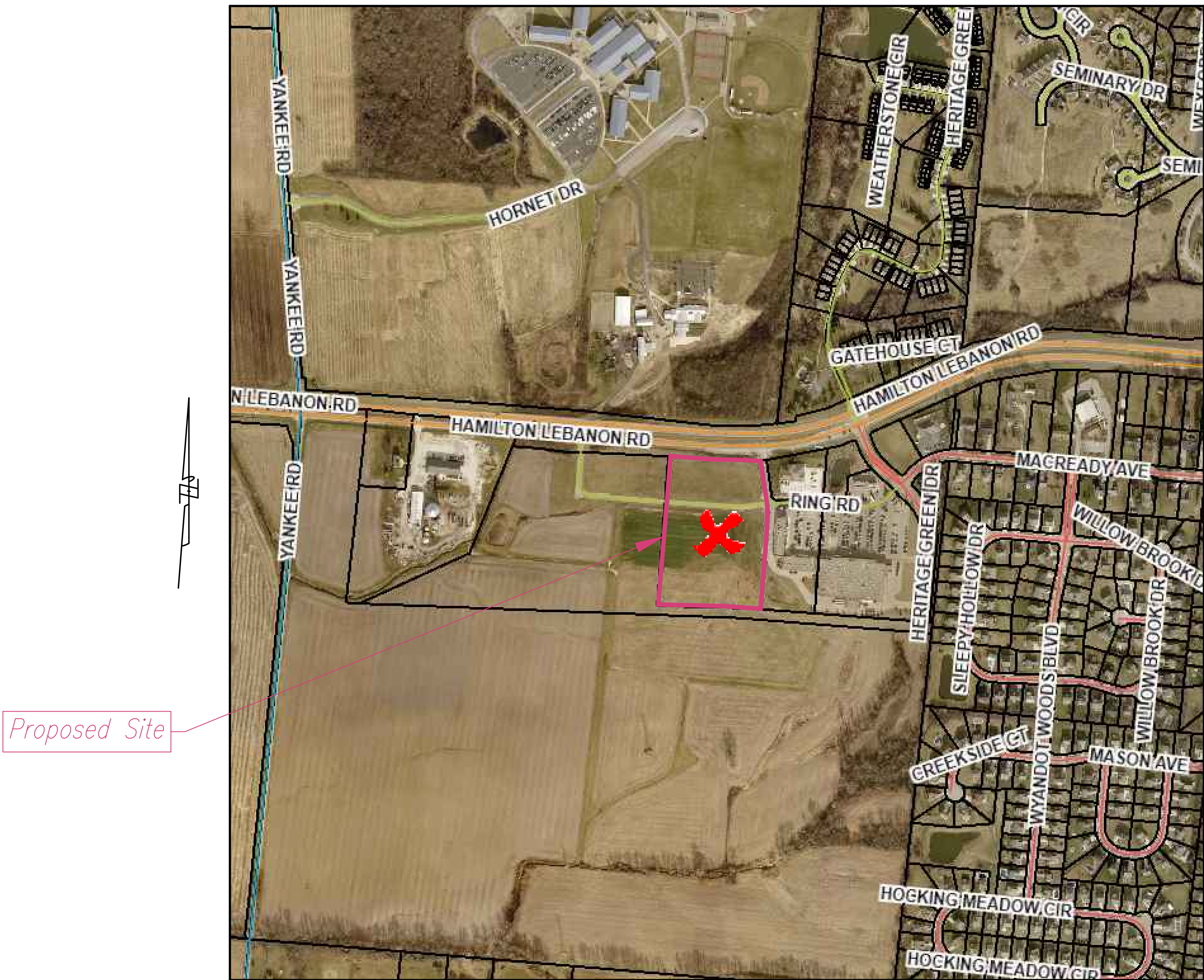
- ☒ Variance Application Form
- ☒ Application fee
- ☒ Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
- ☒ Any additional information determined to be necessary by the Development Department.

Variance Site Plan

- ☒ Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
- ☒ All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
- ☒ A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
- ☒ Boundaries and dimensions of all existing and proposed buildings and structures
- ☒ All existing and proposed streets, rights-of-way, and related names
- ☒ Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)

CRONIN FORD DEALERSHIP VARIANCE PLAN

SECTION-23, TOWN-3, RANGE-3
CITY OF MONROE, BUTLER COUNTY, OHIO



Proposed Site

VICINITY MAP

PROPOSED VARIANCE:

- 1) 1205.06.A.2 – SIDEWALK REQUIRED ALONG ALL PORTIONS OF A PARCEL THAT FRONTS A PUBLIC OR PRIVATE STREET FOR A NEW DEVELOPMENT OR EXPANSION OF EXISTING DEVELOPMENT THAT REQUIRES SITE PLAN APPROVAL.

A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT FOR THE PORTIONS OF THE SITE THAT ARE NOT BEING DEVELOPED, SEE NEXT SHEET.

- 2) 1204.20 – PARKING ISLANDS – ENDCAP ISLANDS REQUIRED AT THE END OF ALL PARKING ROWS.

A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT FOR THE ENDCAP ISLANDS IN CLOSE PROXIMITY TO THE PROPOSED BUILDING ALONG THE SOUTH AND SOUTHWEST SIDE OF THE BUILDING. STRIPED ASPHALT ISLANDS WOULD BE PROVIDED IN LIEU OF CURBED LANDSCAPED ISLANDS.



29 HIGH STREET | 513.752.7800
Millford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Title Sheet



A₂ Abercrombie
& Associates, Inc.
Civil Engineering • Surveying
2111 Chapel Hill, Suite 200
Cincinnati, OH 45229
www.abercrombieassociates.com

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. DATE		CK'D	
1	02/10/26	Revised 1 - ADDENDUM #1 / GEN. REVS	
2	03/06/26	North Lot Removed	

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

**Preliminary
Not for
Construction**

Date: 07/15/26 Job No: 22.188.1

C1.0
of: 1



1-800-362-2764



Know what's below.
Call before you dig.

OWNER:
CRONIN LAND ACQUISITION LLC
7373 BEECHMONT AVENUE
CINCINNATI, OH 45230

DEVELOPER:
CRONIN AUTOMOTIVE
10700 NEW HAVEN ROAD
HARRISON, OH 45030

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. DATE		CK'
1	02/10/26	Rev'd 1 - ADDENDUM #1 / GEN. REV'S
2	03/06/26	North Lot Removed

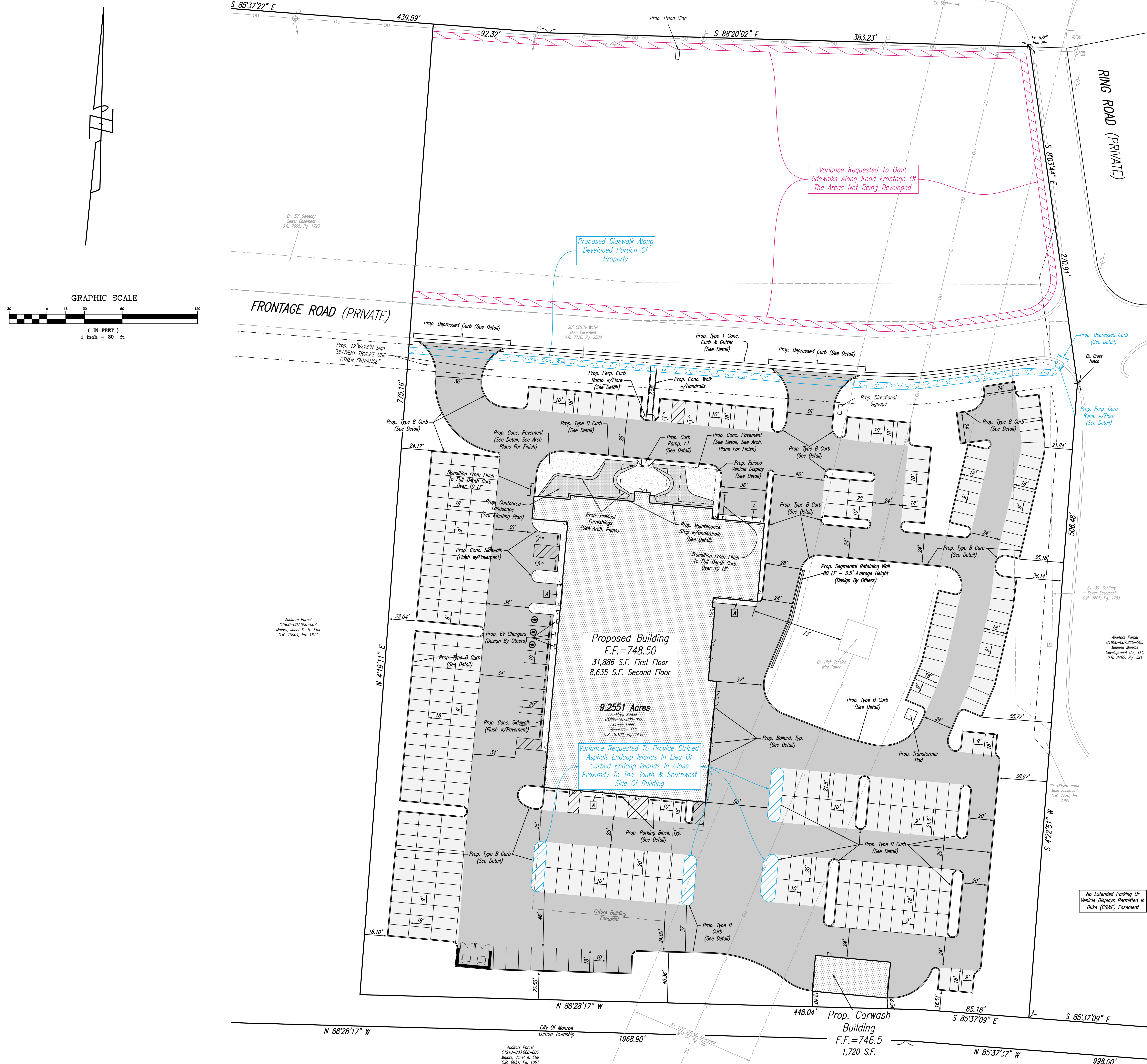
Drawn By: BP Checked By: S
Aber Job No: 22-0278

**Preliminary
Not For
Construction**

Date: 07/15/26 Job No: 22.1

C3.0

of:



LEGAL NOTICE

Notice is hereby given of a public hearing before the Monroe Board of Zoning Appeals on Tuesday, September 1, 2026, at 6:00 PM in the City Council Chambers, 233 South Main Street, Monroe, Ohio 45050. The Board of Zoning Appeals will consider a variance application from Eric Koren of Cronin Land Acquisition LLC, 10700 New Haven Road, Harrison, Ohio 45030, on behalf of Cronin Ford 7007 Hamilton Lebanon Rd, Monroe, Ohio 45050, regarding Landscape islands. The applicant requests a waiver of the sidewalk requirement for the portions of the site with street frontage that are not being developed.

The public may appear at the public hearing, be heard, and submit evidence and written comments with respect to the application. Monroe will provide assistance to persons with disabilities, needing interpreters, other auxiliary aids, and services in order to participate in this meeting. Any request for such assistance must be made no later than 72 hours in advance of the meeting by contacting the Development Department at 539-7374 ext.1013.

All documentation regarding the requested variance can be viewed at the City of Monroe Development Department located at 233 S. Main Street, Monroe, Ohio 45050. Written comments can also be sent prior to the public hearing to the address listed above. Development Department staff is also available to answer any questions related to the requested variance and can be reached at 513-539-7374 ext. 1013.

August 14, 2026

RE: LEGAL NOTICE, Monroe Board of Zoning Appeals Hearing

Dear Property Owner,

Notice is hereby given of a public hearing before the Monroe Board of Zoning Appeals on Tuesday, September 1, 2026, at 6:00 PM in the City Council Chambers, 233 South Main Street, Monroe, Ohio 45050. The Board of Zoning Appeals will consider a variance application from Eric Koren of Cronin Land Acquisition LLC, 10700 New Haven Road, Harrison, Ohio 45030, on behalf of Cronin Ford 7007 Hamilton Lebanon Rd, Monroe, Ohio 45050, regarding Landscape islands. The applicant requests a waiver of the sidewalk requirement for the portions of the site with street frontage that are not being developed.

The public may appear at the public hearing, be heard, and submit evidence and written comments with respect to the application. Monroe will provide assistance to persons with disabilities, needing interpreters, other auxiliary aids, and services in order to participate in this meeting. Any request for such assistance must be made no later than 72 hours in advance of the meeting by contacting the Development Department at 539-7374 ext.1013.

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Thank you



Jameson Cole
Planner
colej@monroeohio.org





Application for a Variance

Monroe Development Department
233 South Main Street, Monroe, Ohio 45050
Phone: 513-539-7374
planning@monroehio.gov
www.monroehio.gov

For Staff Use Only

Submittal Date:

Date Application Determined Complete:

Date of BZA Review:

Fee Paid:

Staff Initials:

Application/Case Number:

Variance Review Information

1. The variance review procedure and review requirements are established in Section 1207.25 of the Monroe Planning and Zoning Code.
2. The purpose of a Variance is to provide limited relief from the requirements of this PZC (e.g., lot area, setback, height, parking spaces required, etc.), where strict application of a particular requirement will create an unnecessary hardship and practical difficulty by preventing the use and development of land in a reasonable manner that is otherwise allowed under this PZC.
3. Approval of a variance does not guarantee any other approvals (e.g., site plan or zoning permit reviews). The applicant shall be responsible for applying for any other necessary permits or reviews.
4. Applicants shall obtain a zoning compliance inspection within one year of a variance approval or the approval shall be voided.
5. The application fee for a variance is due at the time the application is submitted. The fee schedule can be found in Chapter 286 of the Monroe Code of Ordinances.

Basic Project and Site Information

Project Address: Macready Avenue

County: ☒ Butler ☐ Warren Total Lot Area: 9.2551

County Tax Parcel ID: C1800007000002

Project/Development Name: Cronin Ford

Existing Zoning District: C- Commercial (PUD)

Applicant Information

Applicant Name: Cronin Land Acquisition LLC

Contact Person: Eric Koren

Contact Address: 10700 New Haven Road, Harrison, OH 45030

Contact Phone Number: 513-202-5811

Contact Fax Number:

Contact E-Mail: ekoren@croninautos.com

Property Owner Name: Cronin Land Acquisition LLC

The applicant may provide separate attachment with contact information for additional people, if necessary (e.g., additional owners, registered engineer, landscape architect, etc.). The same contact information shall be provided for each contact name.

Project Address or Tax Parcel ID: C1800007000002

Additional Project Information

1) Please describe, in detail, the proposed uses and/or the proposed development.

The proposed development is a new car dealership, Cronin Ford. The Building's overall aesthetic is based on Ford's current prototype dealership. The development will include automotive sales and service.

2) Identify what variances are being sought including the applicable code sections, required dimensions, or the established standard.

1204.20 - Parking Islands - Endcap islands required at the end of all parking rows.

A Variance is being requested to waive this requirement for the endcap islands in close proximity to the proposed building along the south and southwest side of the building. Striped asphalt islands would be provided in lieu of curbed landscaped islands.

3) What are the characteristics of the property that prevent you from meeting the minimum requirements of the planning and zoning code?

- ☐ Lot is too narrow ☐ Lot is too small ☐ Lot is too shallow ☐ The soil or subsurface is unique to the lot
☐ The shape of the lot ☐ Building or lot elevation ☐ Topography ☒ Other (Describe in #4 below.)

4) Explain how items checked above prevent the reasonable use of the property under the existing requirements.

This portion of the site will be used for truck deliveries and turnaround. Eliminating the curbed endcap island in this portion of the site provides more space for truck maneuvering.

Large vehicle carrier trucks will be delivering inventory and even with the wide drive aisles provided in the design, opening up the endcap island space in this rear portion of the property helps ensure deliveries can be made on-site without needing to use the private frontage road.

5) Explain how the property cannot yield a reasonable return or whether there can be any beneficial use of the property without the variance.

N/A

Additional Project Information Continued

6) Will the granting of the variance request(s) be consistent with the surrounding neighborhood and will the variance request(s) negatively impact or impair the essential character of the area?

☐ Yes ☐ No Please explain your rationale below.

Granting the Variance will not have a negative impact on the surrounding sites. This portion of the property will not be visible from the surrounding neighbors due to it's location and surrounding topography.

7) To the best of your knowledge, is the difficulty or hardship described in this application self-imposed? Are the circumstances surrounding the request the result of the actions of the owner?

☐ Yes ☒ No Please explain your rationale below.

8) Identify how the proposed variance application will protect the surrounding properties from any negative impacts (e.g., noise, light, traffic, etc.)

N/A

Additional Project Information Continued

9) Are the variance request(s) substantial and the minimum necessary to make possible the reasonable use of the land and/or structures on the property?

☒ Yes ☐ No Please explain your rationale below.

Variance request is limited to a small portion of the site critical to truck accessibility.

10) Will the granting of the variance impact governmental services such as water, sewer, refuse pickup, safety services, etc.?

☐ Yes ☒ No Please explain your rationale below.

11) Explain how the property owner s predicament cannot be feasibly removed through another method other than a variance.

N/A

Additional Project Information Continued

12) Would the spirit and intent behind the code requirement be observed and substantial justice done by the granting of the requested variance(s)?

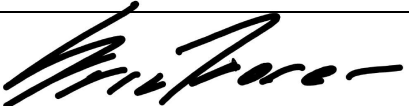
☒ Yes ☐ No Please explain your rationale below.

Yes, the striped islands would be in the rear of the property, out-of-sight of neighboring businesses and the public R/W.

13) Would the granting of the variance(s) requested confer on the applicant any special privilege denied by the code regulation(s) to other lands, structures, or buildings in the same zoning district?

☐ Yes ☒ No Please explain your rationale below.

Please feel free to add any other information or rationale related to the request in the box below or as an attachment.

Project Address or Tax Parcel ID:	
Certification and Signatures	
Applicant Signature - I certify that, to the best of my knowledge, the information contained in this form and within any attachments is correct and truthful. I understand that knowingly falsifying this information may be grounds for the denial or revoking of this application and any subsequent zoning permit or other review applications.	
Print Name: Eric Koren	
Signature: 	
Date: 07/24/2026	
Property Owner Signature - If the property owner is not the named applicant on this form, the property owner shall sign the form below acknowledging that the applicant is an authorized agent of the property owner as it relates to proposed project. If the variance request affects multiple properties, a signature from each property owner is required.	
Print Name: Eric Koren	
Signature: 	
Date: 07/24/2026	
Note: A letter signed by the property owner, authorizing the applicant to act on their behalf may be submitted in lieu of the property owner's signature on this form.	
Submittal Requirement Checklist All drawings shall be prepared by a professional engineer or surveyor, licensed in Ohio	
Digital Submittal Requirements	
☒	All document applications shall be submitted in a compatible electronic format to planning@monroeohio.gov .
General Information	
☒	Variance Application Form
☒	Application fee
☒	Plans and maps established at a reasonable scale, as determined by the Development Department, to review the variance request.
☒	Any additional information determined to be necessary by the Development Department.
Variance Site Plan	
☒	Date, north arrow, scale, and a legend for all symbols – the plan shall be oriented with north to the top
☒	All existing lot lines and parcel numbers for each lot subject to the variance request and all lots adjacent to the subject lot, including any across a street.
☒	A survey, stamped and signed by a surveyor or engineer licensed in Ohio, documenting the exact boundaries and dimensions of the subject lot.
☒	Boundaries and dimensions of all existing and proposed buildings and structures
☒	All existing and proposed streets, rights-of-way, and related names
☒	Identification of proposed variance (e.g., required setback and proposed setback, or maximum height and proposed height)

CRONIN FORD DEALERSHIP VARIANCE PLAN

SECTION-23, TOWN-3, RANGE-3
CITY OF MONROE, BUTLER COUNTY, OHIO



Proposed Site

VICINITY MAP

PROPOSED VARIANCE:

- 1) 1205.06.A.2 – SIDEWALK REQUIRED ALONG ALL PORTIONS OF A PARCEL THAT FRONTS A PUBLIC OR PRIVATE STREET FOR A NEW DEVELOPMENT OR EXPANSION OF EXISTING DEVELOPMENT THAT REQUIRES SITE PLAN APPROVAL.

A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT FOR THE PORTIONS OF THE SITE THAT ARE NOT BEING DEVELOPED, SEE NEXT SHEET.

- 2) 1204.20 – PARKING ISLANDS – ENDCAP ISLANDS REQUIRED AT THE END OF ALL PARKING ROWS.

A VARIANCE IS BEING REQUESTED TO WAIVE THIS REQUIREMENT FOR THE ENDCAP ISLANDS IN CLOSE PROXIMITY TO THE PROPOSED BUILDING ALONG THE SOUTH AND SOUTHWEST SIDE OF THE BUILDING. STRIPED ASPHALT ISLANDS WOULD BE PROVIDED IN LIEU OF CURBED LANDSCAPED ISLANDS.



29 HIGH STREET | 513.752.7800
Millford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Title Sheet



A₂ Abercrombie
& Associates, Inc.
Civil Engineering • Surveying
2111 Chapel Hill, Suite 200
Cincinnati, OH 45229
www.abercrombieassociates.com

PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. DATE		CK'D
1	02/10/26	Revis 1 - ADDENDUM #1 / GEN. REVS
2	03/06/26	North Lot Removed

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

**Preliminary
Not for
Construction**

Date: 07/15/26 Job No: 22.188.1

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of: 1

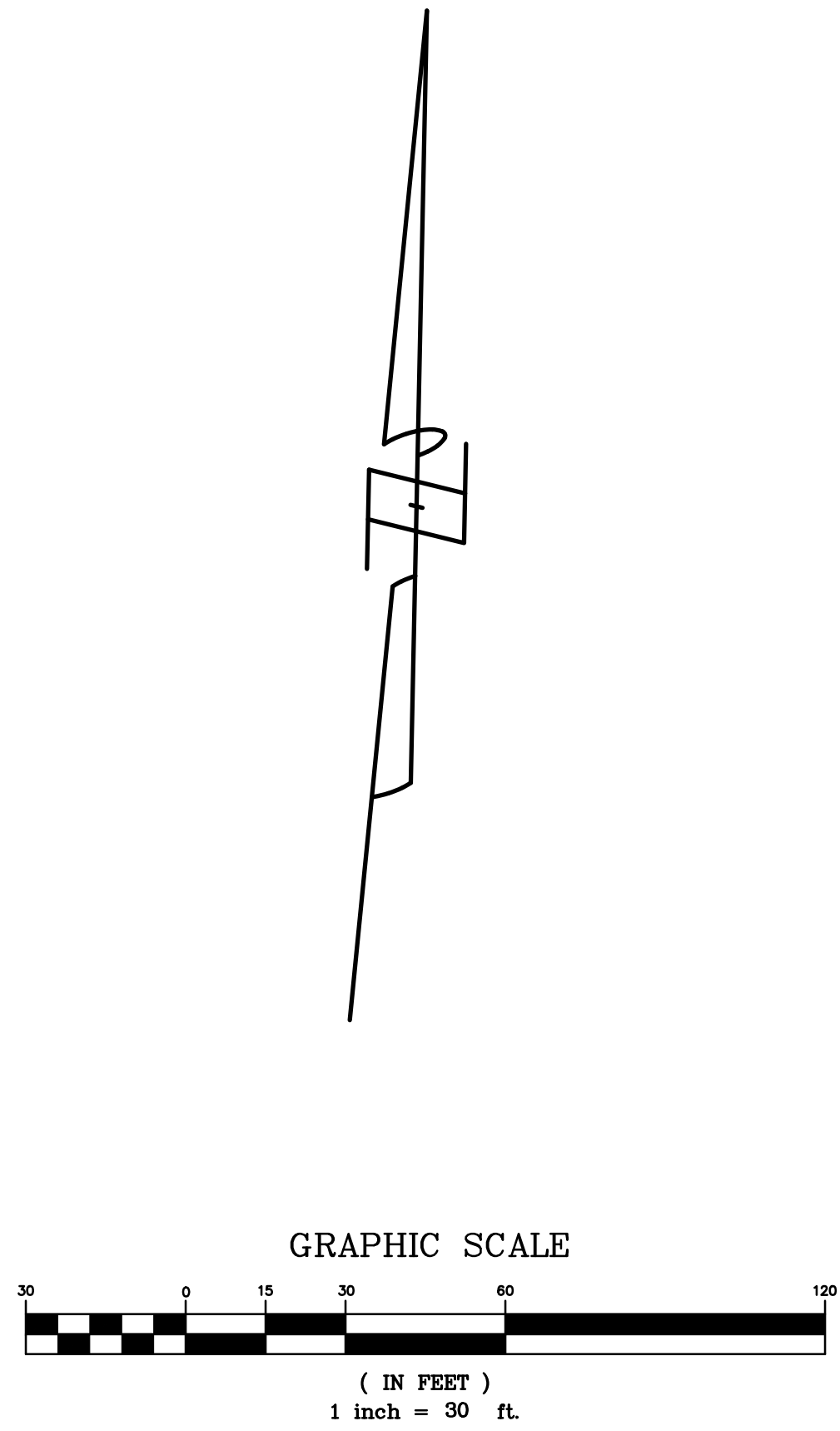


1-800-362-2764



OWNER:
CRONIN LAND ACQUISITION LLC
7373 BEECHMONT AVENUE
CINCINNATI, OH 45230

DEVELOPER:
CRONIN AUTOMOTIVE
10700 NEW HAVEN ROAD
HARRISON, OH 45030



- Denotes Prop. Heavy Duty Pavement, See Detail.
- Denotes Prop. Light Duty Pavement, See Detail.
- Denotes Prop. Conc. Apron (See Concrete Pavement Detail)



29 HIGH STREET | 513.752.7800
Millford, OH 45150 | www.kbainc.com

SHEET CONTENTS:

Site Layout Plan



Abercrombie & Associates, Inc.
Civil Engineering & Surveying
8111 Chapel Hill, Suite 200
Cincinnati, OH 45247
www.aberacrombie-associates.com

PROPOSED NEW FACILITY FOR: CRONIN FORD MONROE HAMILTON - LEBANON ROAD MONROE, OHIO

REV.	DATE	CK'D
1	03/10/20	Sheet 1 - ADDENDUM #1 / 04/14/20
2	03/06/20	North L&L Referred

Drawn By: BP Checked By: SPH
Aber Job No: 22-0278

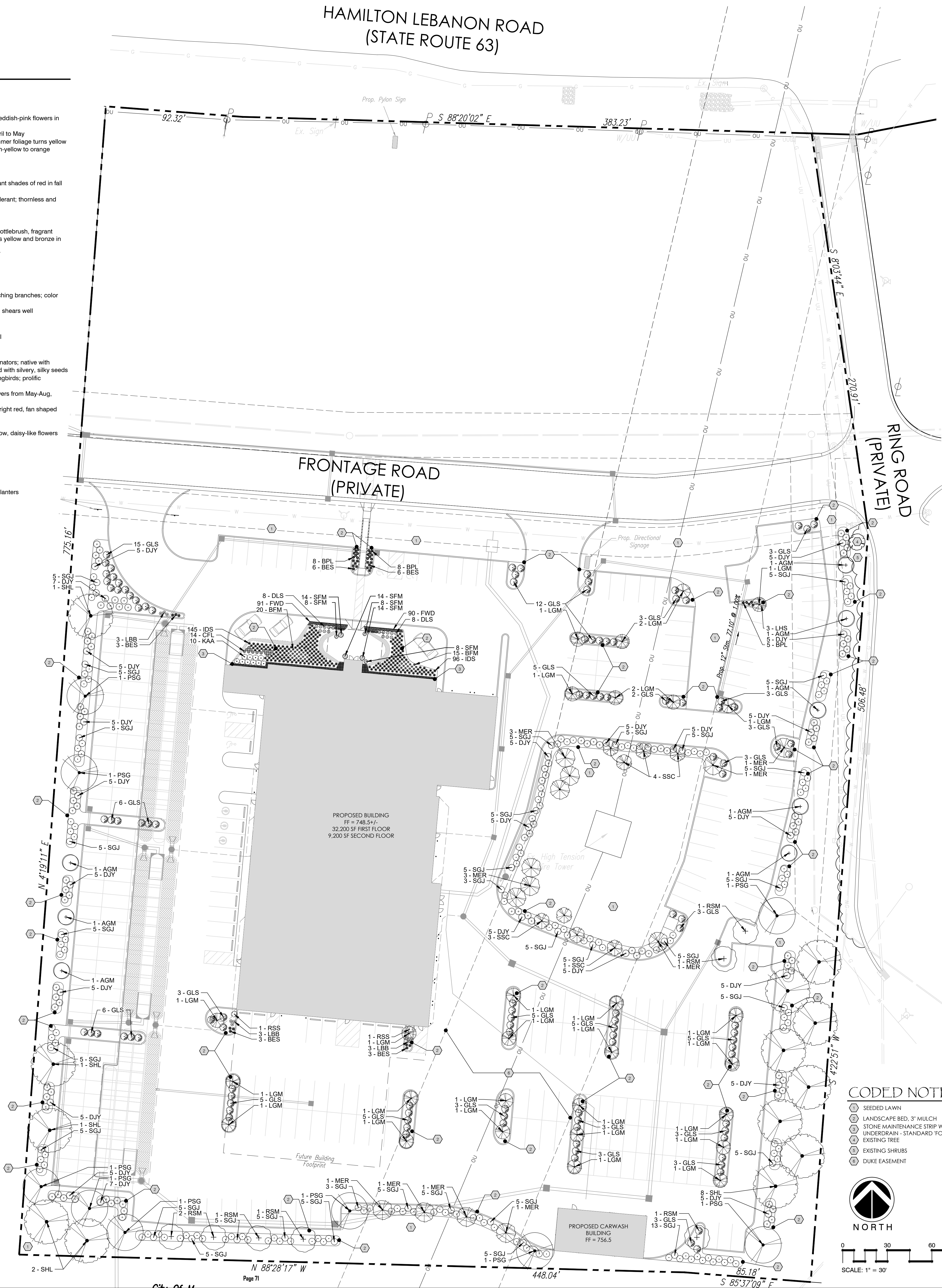
Preliminary
Not for
Construction

Date: 07/15/26 Job No: 22.188.1

C3.0

of: 1

CODE	QTY	BOTANICAL / COMMON NAME	INSTALLATION SIZE	MATURE SIZE	EXPOSURE	REMARKS
ORNAMENTAL TREES						
MER	13	Cercis canadensis 'Merlot' / Merlot Eastern Redbud	1 1/2' CAL.	12' -15' x 12' -15'	Full - Part Sun	Dry soil, drought, and heat tolerant; maroon foliage with reddish-pink flowers in April
LGM	28	Magnolia x 'Little Girl Anne' / Little Girl Anne Magnolia	6' HL	10' -12' x 10' -12'	Full Sun - Part Shade	Clay soil and urban tolerant; purple-red blooms in late April to May
SSC	8	Malus Sparkling Sprite® / Sparkling Sprite® Crabapple	1 1/2' CAL.	10' -12' x 10' -12'	Full Sun	Pink buds open to white flowers in April, bright green summer foliage turns yellow in fall, fruit persists into winter, slowly changing from golden-yellow to orange
SHADE TREES						
AGM	8	Acer rubrum Armstrong Gold® / Armstrong Gold® Maple	2' CAL.	35'-40' x 10'-12'	Full Sun - Part Shade	Dense green foliage turns shades of gold to orange in fall
RSM	7	Acer rubrum Red Sentinel® / Red Sentinel® Maple	2' CAL.	30'-40' x 15'-18'	Full Sun to Part Sun	Narrow, columnar stature, dense green foliage turns brilliant shades of red in fall
PSG	9	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2' CAL.	40' -50' x 20' -30'	Full Sun	Green foliage turns yellow in fall
SHL	13	Gleditsia triacanthos var. inermis 'Skycole' TM / Skyline Honey Locust	2' CAL.	35'-45' x 25'-35'	Full Sun	Deer, drought, clay soil, Black Walnut, and air pollution tolerant; thornless and seedless
DECIDUOUS SHRUBS						
RSS	2	Clethra alnifolia Ruby Spice® / Ruby Spice Summertime Sweet	#3 CONT.	3' -5' x 3' -5'	Full - Part Shade	Deer and dry soil tolerant; attracts pollinators and birds; bottlebrush, fragrant pinkish-white flowers in July-Aug. deep green foliage turns yellow and bronze in fall
LHS	3	Itea virginica 'Sprich' / Little Henry Sweetspire	#3 CONT.	1.5' -2' x 2' -3'	Full Sun - Part Shade	Showy fragrant white flowers, Late Spring - Early Summer
GLS	11a	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	#3 CONT.	1.5'-2' x 6'-7'	Full - Part Sun	Deer and dry soil tolerant, red and orange fall color
EVERGREEN SHRUBS						
KAA	10	Azalea hybrids 'Karen' / Karen Azalea	#3 CONT.	3' -4' x 3' -4'	Part Shade	Lavender-pink flowers, Spring
SGJ	169	Juniperus chinensis 'Sea Green' / Sea Green Juniper	#3 CONT.	3'-4' x 4'-6'	Full Sun	Deer and dry soil tolerant; bright mint green foliage on arching branches; color holds throughout the winter.
DJY	119	Taxus x media 'Densaformis' / Densaformis Yew	3' HT.	3' -4' x 4' -6'	Full Sun - Full Shade	Dry soil tolerant; hardy, holds color throughout the winter; shears well
ORNAMENTAL GRASSES						
BPL	21	Schizachyrium scoparium 'Blue Paradise' / Blue Paradise Little Bluestem	#1 CONT.	3' -3.5' x 1.75' -2'	Full Sun	Bluish-Purple foliage, tan plumes Late Summer - Early Fall
PERENNIALS						
BFM	35	Asclepias tuberosa / Butterfly Milkweed	#1 CONT.	18"-30" x 12"-18"	Full Sun - Part Shade	Wet and dry soil tolerant; attracts hummingbirds and pollinators; native with striking yellow-orange blooms followed by green fruit filled with silvery, silky seeds
LBB	9	Buddleia Lo & Behold® Blue Chip Jr / Lo & Behold® Blue Chip Jr Butterfly Bush	#2 CONT.	20"-28" x 20"-28"	Full Sun	Deer and dry soil tolerant, attracts pollinators and hummingbirds; prolific lavender-blue flowers from June-Sept, silver-green foliage
FWD	181	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink	#1 CONT.	5"-7" x 5"-7"	Full Sun	Deer and dry soil tolerant; reliable and abundant pink flowers from May-Aug, attractive spikey, gray-green foliage
CFL	14	Lobelia cardinalis / Cardinal Flower	#1 CONT.	24"-48" x 12"-24"	Full Sun - Part Shade	Wet soil tolerant, attracts butterflies and hummingbirds; bright red, fan shaped flowers in July-Sept
DLS	16	Perovskia atriplicifolia 'Denim n Lace' / Denim n Lace Russian Sage	#1 CONT.	2' -3' x 2' -3'	Full Sun	Blooms Mid Summer to Mid Fall - Bluish purple
BES	21	Rudbeckia fulgida 'Goldsturm' / Goldsturm Black-eyed Susan	#1 CONT.	24"-36" x 18"-30"	Full Sun	Deer and dry soil tolerant, attracts pollinators; golden-yellow, daisy-like flowers with a black center cone from June-Sept
SEDGES						
IDS	241	Carex morrowii 'Ice Dance' / Ice Dance Sedge	#1 CONT.	8"-12" x 16"-24"	Full Sun - Full Shade	Deer and wet soil tolerant; variegated sedge
SEASONAL FLOWERS						
SFM	66	Seasonal Flowers 'Seasonal Mix' / Assorted Variety Seasonal Mix Annuals	2 1/4" Peat Pots®	Various	Full Shade	Provide various heights, colors and varieties suitable for planters



SHEET CONTENTS



PROPOSED NEW FACILITY FOR:
CRONIN FORD MONROE
HAMILTON - LEBANON ROAD
MONROE, OHIO

REV. DATE		CK'D
1	02/10/26	Revlt 1 - ADDENDUM #1 / GEN. REV8
2	03/06/26	North Lot Removed

Drawn By: DJF Checked By: DJF
EDRK Job No: 25133

**Preliminary
Not For
Construction**

Date: 01/06/26 Job No: 22.188.1

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of: 1

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LEGAL NOTICE

Notice is hereby given of a public hearing before the Monroe Board of Zoning Appeals on Tuesday, September 1, 2026, at 6:00 PM in the City Council Chambers, 233 South Main Street, Monroe, Ohio 45050. The Board of Zoning Appeals will consider a variance application from Eric Koren of Cronin Land Acquisition LLC, 10700 New Haven Road, Harrison, Ohio 45030, on behalf of Cronin Ford 7007 Hamilton Lebanon Rd, Monroe, Ohio 45050, regarding Landscape islands. The applicant requests a waiver of the endcap island requirement for islands along the south and southwest sides of the building in close proximity to the building.

The public may appear at the public hearing, be heard, and submit evidence and written comments with respect to the application. Monroe will provide assistance to persons with disabilities, needing interpreters, other auxiliary aids, and services in order to participate in this meeting. Any request for such assistance must be made no later than 72 hours in advance of the meeting by contacting the Development Department at 539-7374 ext.1013.

All documentation regarding the requested variance can be viewed at the City of Monroe Development Department located at 233 S. Main Street, Monroe, Ohio 45050. Written comments can also be sent prior to the public hearing to the address listed above. Development Department staff is also available to answer any questions related to the requested variance and can be reached at 513-539-7374 ext. 1013.

August 14, 2026

RE: LEGAL NOTICE, Monroe Board of Zoning Appeals Hearing

Dear Property Owner,

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Thank you



Jameson Cole
Planner
colej@monroeohio.org

