

BOARD OF ZONING APPEALS MEETING

January 25, 2012 -7:00 p.m.

Meeting Place: 4200 Springdale Rd., Cincinnati, OH 45251

Agenda

1. Meeting called to order.
2. Pledge of Allegiance.
3. Explanation of procedures.
4. Roll Call.
5. Swearing in: appellants, attorneys and all speakers in the cases.
6. Hearing of Appeals:
 - A. Case No.: BZA2011-0021
Subject Property: 6473 Gaines Rd., Cincinnati, Ohio
Applicant/Owner: James and Tanya Wilmes
Application: Side yard setback variance for addition – Article/Section 7.3.1, Table 7-2.
 - B. Case No.: BZA2012-0001
Subject Property: Taco Bell, 9449 Colerain Ave., Cincinnati, Ohio
Applicant: RGT Management, Inc.
Owner: Beatrice Dworkin TR
Application: Variances for front yard building setback - Article 8.3.1, Table 8-2 and right of way buffer - Article 13.4.1
7. Resolutions for Adoption:
 - A. Case No.: BZA2011-0013
Subject Property: 4365 Day Rd., Cincinnati, Ohio
Applicant/Owner: Michael Edds
Application: Variance for height of fence – Article 12.8.1.
 - B. Case No.: BZA2011-0014
Subject Property: Joseph Buick GMC, 8700 Colerain Ave., Cincinnati, Ohio
Applicant/Owner: Joseph Chevrolet
Application: Zoning Certificate for fence – Article/Section 4.4.2.

- | | | |
|----|-------------------|---|
| C. | Case No.: | BZA2011-0015 |
| | Subject Property: | Joseph Chevrolet, Joseph Rd., Cincinnati, Ohio |
| | Applicant/Owner: | Gold Circle Mall-Colerain |
| | Application: | Variance for height of fence – Article/Section 12.8.1. |
| D. | Case No.: | BZA2011-0016 |
| | Subject Property: | Walmart, 8451 Colerain Ave., Cincinnati, Ohio |
| | Applicant: | Harrison French & Associates |
| | Owner: | Walmart Real Estate Business Trust |
| | Application: | Variance for wall signage – Article/Section 15.8.3G. |
| E. | Case No.: | BZA2011-0017 |
| | Subject Property: | 2845 Brampton Dr., Cincinnati, Ohio |
| | Applicant/Owner: | Richard Christman |
| | Application: | Set back variance for replacement deck – Article/Section 7.3.1, Table 7-2. |
| F. | Case No.: | BZA2011-0018 |
| | Subject Property: | Northgate Ford, 8940 Colerain Ave., Cincinnati, Ohio |
| | Applicant: | Holthaus Sign Co. |
| | Owner: | Kenwood Lincoln-Mercury |
| | Application: | Variance for wall signage – Article/Section 15.8.3G. |
| G. | Case No.: | BZA2011-0019 |
| | Subject Property: | 7510 Barjo Ln., Cincinnati, Ohio |
| | Applicant/Owner: | Amy Hoerst |
| | Application: | Variance for gravel parking area – Article/Section 13.4.3C. |
| H. | Case No.: | BZA2011-0020 |
| | Subject Property: | 7641 Colerain Ave., Cincinnati, Ohio |
| | Applicant: | Black Diamond Real Estate |
| | Owner: | Tri-Angle B Holding Co. |
| | Application: | Set back variance for fenced outdoor play yard for dog daycare – Article/Section 8.4.12, Table 8-1. |
-
- | | | |
|-----|-------------------------|----------------------------|
| 8. | Unfinished Business: | None |
| 9. | Approval of Minutes: | December 28, 2011 meeting. |
| 10. | Administrative Matters: | None. |
| 11. | Adjournment. | |

BOARD OF ZONING APPEALS HEARING OUTLINE

The following is a brief description of the Board of Zoning Appeals process for hearing each case, for your reference during the meeting. We appreciate everyone's participation and cooperation in this process.

1. Case Announcement
2. Staff Presentation
3. Applicant Presentation
4. Public Input (those in favor, followed by those opposed or with questions)
5. Board Discussion (may include questions for applicant or others who testified)
6. Straw Vote by the Board

The Board's decision will be finalized (journalized) by Resolution at the next meeting. The applicant is not required to attend at that time. Please note:

- If your case has been approved, you must still wait for your Zoning Certificate to complete any work or to receive a Building Permit from Hamilton County. This will be issued following the NEXT meeting, when your case is journalized.
- If your case has been denied, you should plan to be in compliance by the time your case is journalized at the next meeting. If you choose to appeal the denial to the Hamilton County Common Pleas Court, your time to appeal runs from the time the Board's decision is journalized. It is recommended that you consult your attorney, particularly if you intend to pursue such an appeal.

If you have any further questions regarding your case following your hearing, please contact the Planning & Zoning office tomorrow at 385-7505. Please do not approach with these questions, as the Board needs to continue with their other business. (You may, however, drop off a note to staff, but please understand that we cannot answer your questions until the next morning.)

At the conclusion of the case, those involved in that case may leave.

Please wait until you have left the room before beginning any conversation.

Thank you for being here, and thank you for your cooperation.