

August 15, 2011

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Co-Chairman
Mrs. Marlene McDaniel – Secretary
Mr. Jim Donnelly – Member
Mr. Tom Scheve – Member
Mr. Jim LaBarbara – Alternate

Item 1. – Meeting called to Order

Chairman Eichmann called the regular meeting of the Board of Zoning Appeals to order at 7:00 PM on Monday, August 15, 2011.

Item 2. – Roll Call of the Board

Mrs. McDaniel called the roll.

Members Present: Mr. Donnelly, Mr. Scheve, Mr. Eichmann, Mr. Leugers, Mrs. McDaniel and Mr. LaBarbara

Also Present: Greg Bickford, Harry Holbert and Beth Gunderson

Item 3. – Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance

Item 4. – Swearing In

Mr. Eichmann swore in those providing testimony before the board.

Item 5. – Approval of Minutes

Mr. Eichmann stated the next order of business was to approve the July 18, 2011 meeting minutes.

Mr. Eichmann asked for any corrections to the July 18, 2011 meeting minutes.

Mr. Eichmann entertained a motion to approve the July 18, 2011 meeting minutes.

Mr. Scheve moved to approve the July 18, 2011 meeting minutes.

Mrs. McDaniel seconded.

All voted – yes.

Item 6. – Old Business

B2011-03V
Barry Anders
7740 Concord Hills Lane
Administrative Approval

Mr. Bickford explained that due to an error in the scale on the original drawing, there was a minor change in one of the measurements noted in the conditions listed on the resolution signed in June for Case# B2011-03V. Mr. Bickford noted the change would not have an effect on the setbacks. Mr. Bickford said administrative approval by the Board and a revised resolution documenting the change would be necessary.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-04V
Harold D. Bowling
11962 Fifth Avenue
Variance

Mr. Bickford presented the resolution approving a variance request for the property located at 11962 Fifth Avenue.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. Donnelly – NEA
Mr. Scheve – NEA
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-05V
D. Craig Creighton
3908 Limerick Avenue
Variance

Mr. Bickford presented the resolution denying a variance request for the property located at 3908 Limerick Avenue.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-06V
Christopher Wiedamann
6510 Michael Drive
Variance

Mr. Bickford presented the resolution approving with conditions a variance request for the property located at 6510 Michael Drive.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – NEA

B2011-07V
Raymond Mobley
4451 Emerald Avenue
Variance

Mr. Bickford presented the resolution approving a variance request for the property located at 4451 Emerald Avenue.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-08V
Derek Noland
8521 Huddleston Drive
Variance

Mr. Bickford presented the resolution approving a variance request for the property located at 8521 Huddleston Drive.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

Item 7. – New Business

B2010-06C
John Wallis (Power Mission Church)
8501 Montgomery Road
Conditional Use

Mr. Holbert presented the case history in a power point presentation. Mr. Holbert noted that Power Mission Church was approved for a conditional use in 2010, however, the addition built is 54 sq. ft. larger than what was originally approved.

Mr. Eichmann asked the board members if they had any questions of Mr. Holbert.

The board members asked questions of Mr. Holbert.

Mr. Eichmann asked if the applicant was present to comment.

The applicant, Mr. John Wallis of 2707 S. Clarksville Rd., Clarksville, OH 45113, the architect, addressed the Board. Mr. Wallis explained that the discrepancy in size of the addition was due to an error on the measurements of the existing building on the original plans.

Mr. Eichmann opened the floor for comments from the public. No response.

Mr. Eichmann closed the floor to comments and questions from the public.

The board discussed the issues brought before them.

Mr. Eichmann entertained a motion.

Mr. Donnelly moved to approve Case# B2010-06C with the addition as constructed.

Mr. Leugers seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

Mr. Bickford read the resolution approving Case# B2010-06C.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-09V
James W. Voegele
11486 Kemperknoll Lane
Variance

Mr. Holbert presented the case history in a power point presentation.

Mr. Eichmann asked the board members if they had any questions of Mr. Holbert.

The board members asked questions of Mr. Holbert.

Mr. Eichmann asked if the applicant was present to comment.

The applicant, Mr. James W. Voegele of 11486 Kemperknoll Lane, Cincinnati, OH 45249, addressed the Board. Mr. Voegele explained that the fence was needed seasonally to protect his garden from animals and that there was not enough sunlight in his side or rear yards to sustain a vegetable garden.

The Board asked questions of Mr. Voegele.

Mr. Eichmann opened the floor for comments from the public. No response. Mr. Eichmann noted that the Board had received a letter from the neighbor adjacent to Mr. Voegele's property stating he had no objection to the Board granting approval for the variance request.

Mr. Eichmann thanked Mr. Voegele for his testimony and closed the floor to comments and questions from the public.

The board discussed the issues brought before them.

Mr. Eichmann entertained a motion.

Mr. Donnelly moved to approve Case# B2011-09V with the condition that the fence be in place seasonally from May 15 to August 31st as stated in the applicant's variance request.

Mrs. McDaniel seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – NEA
Mr. Eichmann – NEA
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-10V
Kenwood Baptist Church
8341 Kenwood Road
Variance

Mr. Holbert presented the case history in a power point presentation.

Mr. Eichmann asked the board members if they had any questions of Mr. Holbert.

The board members asked questions of Mr. Holbert. Mr. Scheve asked why the applicant was requesting a variance in order to consolidate the lots rather than a variance for the side yard setback.

Mr. Eichmann asked if the applicant was present to comment.

The applicant, Mr. Stanley Mathews of 8050 Hosbrook Road Suite 111, Cincinnati, OH 45236, agent for Kenwood Baptist Church, addressed the Board. Mr. Mathews

