

BOARD OF ZONING APPEALS MEETING

February 29, 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.: BZA2012-0002
Subject Property: 9933 Pippin Rd., Cincinnati, Ohio
Applicant/Owner: Nancy S. Colwell
Application: Variance for manufactured home – Article/Section 7.4.9.
7. Resolutions for Adoption:
 - 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
8. Unfinished Business: None
9. Approval of Minutes: January 25, 2012 meeting.
10. Administrative Matters: Stipend adjustment.
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.