

BOARD OF ZONING APPEALS MEETING

November 19, 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: None.
7. Resolutions for Adoption:
 - A. Case No.: BZA2012-13
 - Subject Property: 9192 Colerain Ave., Cincinnati, Ohio
 - Applicant: Waffle House, Inc.
 - Owner: EGC Development, LLC
 - Application: Requesting a variance for a lot with less than 1 acre in B-2 General Business District for construction of Waffle House – Article/Section 8.3.1, Table 8-2.
8. Unfinished Business: None.
9. Approval of Minutes: October 24, 2012.
10. Administrative Matters: None.
11. Adjournment.

**COLERAIN TOWNSHIP
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.