



COLERAIN TOWNSHIP
BOARD OF ZONING APPEALS
Regular Meeting
June 26, 2013 - 7:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

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.: BZA2013-0001 - Continued
Subject Property: 12190 E. Miami River Rd., Cincinnati, OH
Applicant: Terry Blosser
Owner: Fairfield Church of the Nazarene
Application: Conditional Use for Religious Place of Worship –
Article/Section 7.2.3.
 - B. Case No.: BZA2013-0002
Subject Property: 8760 Colerain Ave., Cincinnati, OH
Applicant: Timothy Sizemore, Furniture Fair
Owner: Maurice Christie Investments
Application: Variance for temporary outdoor display –
Article/Sections 12.10.4(B),(G), 12.10.5(C).
7. Resolutions for Adoption: None.
8. Unfinished Business: None.
9. Approval of Minutes: May 22, 2013 meeting.
10. Administrative Matters: None.
11. Adjournment.

**APPLICATION FOR APPEAL
COLERAIN TOWNSHIP BOARD OF ZONING APPEALS**

4200 Springdale Rd
Cincinnati, Ohio 45251
(513) 385-7505; Fax (513) 245-6503

An appeal must be filed within 20 calendar days of the action causing the appeal (ORC 519.15)

Application number: BZA 2013-0002

Owner: ~~Erica...~~ Maurice Christie Investments Applicant: Furniture Fair Timothy Sizemore

Property Address: 8760 Colerain Ave.

City: Cincinnati State/Zip: Ohio 45251

Applicant Address: 8760 Colerain Ave. + 8770 Colerain Ave

City: Cincinnati Ohio State Zip 45251

Phone: 513 385-6600

Auditor's Book-Page-Parcel Number: **510** -- 0093 -- 0020-00

Zoning Classification: B-2

Appeal to (check one): Refusal to issue Zoning Certificate Citation for Violation

Required Documents:

- Signed, typewritten *Justification of Variance* statement addressing the items listed on the reverse of this page - **8 copies.**
- Site Plan (surveyor/engineer's seal may be required) and construction drawings - **8 copies.**
- Names and addresses of Property Owners within 200 feet (use County Auditor's records) - **2 copies.**
- Plat showing Property Owners within 200 feet - **2 copies.**
- Fees.

RECEIVED

MAY 21 2013

Office use only:	Appeal Fee:	_____
	Legal Notice:	_____
	Certificate of Mailing:	_____
	Total Amount Paid:	<u>275</u>

COLERAIN ZONING

An application for appeal will not be accepted until and unless all of the above requirements are met.

Failure to appear at the scheduled public hearing may result in dismissal of the appeal.

**** PLEASE NOTE: A hearing notice sign will be placed in your yard the week before your hearing and a Planning & Zoning staff member will visit the property to take photographs to be shown at the hearing. ****

Signature of Property Owner: _____

Signature of Applicant (if not the Owner):

Timothy A Sizemore

(over)

*5/21/13 Receipt for \$275.00
Given to Tracy Jocke.
Covince*

Furniture Fair
8760 Colerain Ave.
Cincinnati, Ohio 45251
513-385-6600

Colerain Township Board of Zoning Appeals
Justification of Variance statement

1. The variance requested is to allow a 4800 sq. Ft tent to be installed on a temporary 3 week basis for our annual tent sale which will be located in our front parking lot. (diagram included in packet)
2. We are an established retail Furniture store.
3. We are not a rogue business who randomly set up a tent in someone's parking lot. We have a qualified tent company install our tent (Nelson Tents). We have been in business in Colerain Township for 36 years and in business as a company for 50 years. We have in the past obtained permits with Colerain Township and Hamilton County for 12 years for prior tent sales. We also have Security on site after hours to avoid vandalism and theft during our tent sale. Customers enjoy it and ask about it year round.
4. We use the tent sale to clear out damaged and closeout merchandise, so we would not be able to reduce our inventory. It would also be a monetary loss to not only our sales staff during the slower summer season, but also to our company amounting to thousands of dollars in revenue.
5. We were unaware of the ordinance and have received permits year after year until now.

Scale: 1/2" = 1'-0"

Drawing of Tent

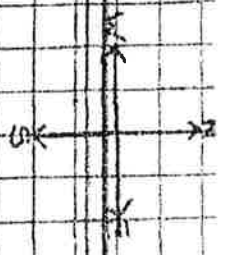
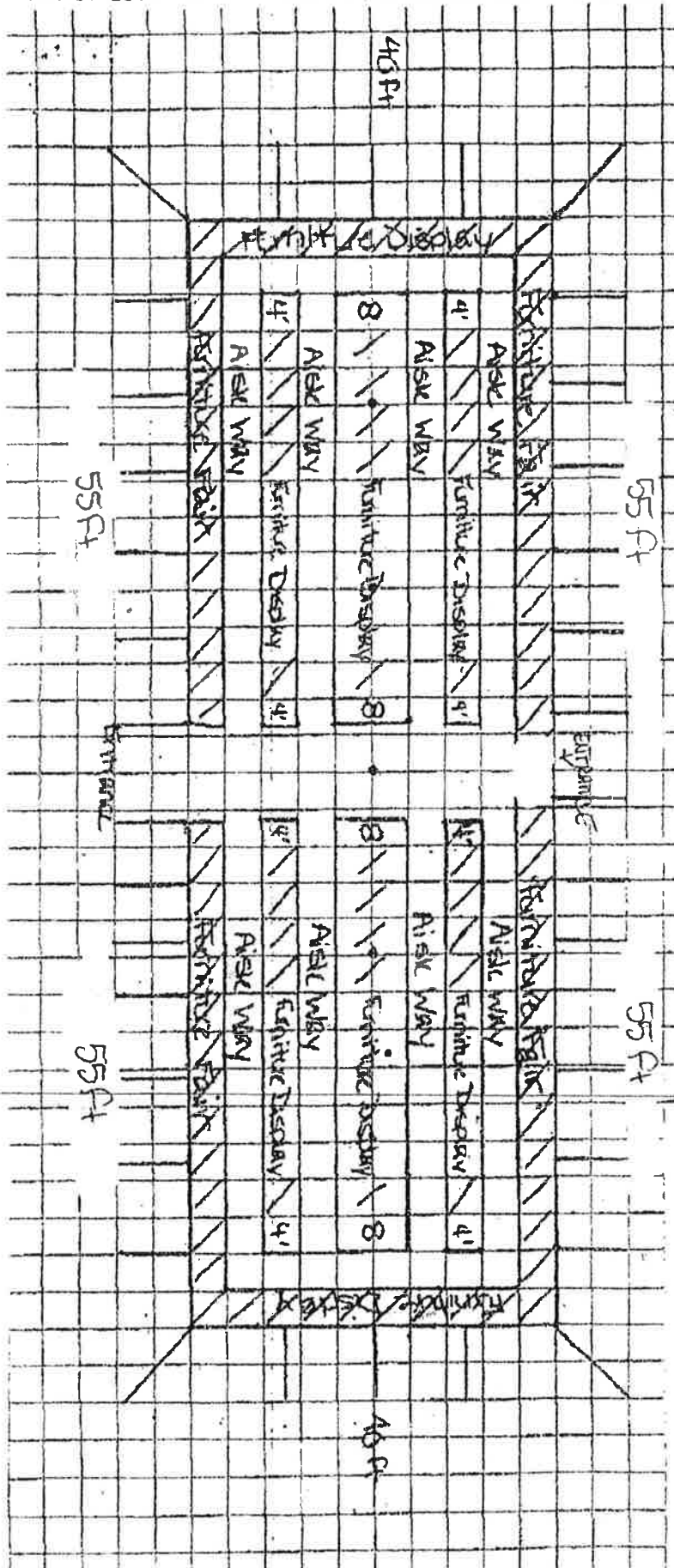
Legend:
- Aisle
- Furniture Display

* Activity inside tent will be sales

• Indicating location of center pole support

4-3" x 30' center poles
8 1/2" in SSBO steel
by R/Tall
center poles are 2" steel
top rail aluminum 3/4"
welding w/ hardware.

- pole poles and stakes
are on 10' centers
stakes are 1/2" long x 1"
diameter held w/ 1 1/2"
inch rope



COLERAIN RD

