

March 17, 2008

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

Item 1. – Meeting called to Order

Chairman Kronenberger called the regular meeting of the Board of Zoning Appeals to order at 7:00 PM on Monday, March 17, 2008.

Item 2. – Roll Call of the Board

Mrs. McDaniel called the roll.

Members Present: Mr. Donnelly, Mr. Scheve, Mr. Kronenberger, Mr. Leugers and Mrs. McDaniel were present.

Also Present: Greg Bickford and Becky Stratton

Item 3. – Opening Ceremony

Mr. Kronenberger led the Pledge of Allegiance

Item 4. – Swearing In

Mr. Kronenberger swore-in those providing testimony before the board this evening.

Item 5. – Approval of Minutes

Mr. Kronenberger stated the first order of business was to approve the February 2008 meeting minutes.

Mr. Kronenberger asked for any corrections.

Mr. Scheve noted his corrections.

Mr. Kronenberger entertained a motion to approve the February 2008 meeting minutes with corrections.

Mr. Scheve moved to approve the February 2008 meeting minutes with corrections.

Mr. Kronenberger seconded.

All voted yes.

Item 6. – Old Business

B2008-01V

James & Nancy Becker
8678 Concord Hills Circle
Variance – Table 3-2

Mr. Bickford presented the resolution approving a variance located at 8678 Concord Hills Circle.

Mr. Kronenberger asked for any further comments.

No response.

Mr. Scheve called the roll.

Mr. Donnelly – AYE

Mr. Scheve – NEA

Mr. Kronenberger – AYE

Mr. Leugers – AYE

Item 7. – New Business

B2008-02V

Richard L. Hallberg, Jr.

8855 Blue Ash Road

Variance – Chapters 14 & 15

Mr. Bickford presented the case in a power point presentation.

Mr. Kronenberger asked if the applicant would like to add anything further?

Mr. & Mrs. Richard Hallberg Jr. – 11308 Tamarco Drive, Cincinnati, OH 45242 presented additional information concerning the case.

Mr. Kronenberger asked if there was anyone from the public this evening that would like to comment on the proposal?

Mr. Jay Janus Jr. – 4462 Daffodil Avenue, Sycamore Township, OH 45242 noted his concerns and overall support for the proposal.

Mr. David McSwain – 8901 Blue Ash Road, Cincinnati, OH 45242 noted his concerns and overall support for the proposal.

Mr. Kronenberger closed the floor from comments and questions from the public.

The board discussed the issues brought before them.

Mr. Kronenberger entertained a motion.

Mr. Leugers moved to approve Case#: B2008-02V with the following conditions:

1. The property be landscaped as shown on the plans submitted on February 25, 2008 or as approved by staff.
2. The parking area be striped as shown on the plans submitted on February 25, 2008.
3. That a detailed lighting plan showing both building and parking lot / vehicular storage area lighting be submitted and approved by staff per the requirements of the zoning resolution.
4. That the vehicular storage area be allowed to remain gravel provided that it does not pose a nuisance. Staff shall have the sole discretion on determining if a nuisance exists after the lot is in operation. If the lot is determined to be a nuisance, then the applicant must change the surface to be dust free within 30 days of the nuisance declaration.

