

July 18, 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, July 18, 2011.

**Item 2. – Roll Call of the Board**

Mrs. McDaniel called the roll.

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

Excused Absence: Mr. LaBarbara

Also Present: Greg Bickford 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 June 20, 2011 meeting minutes.

Mr. Eichmann asked for any corrections to the June 20, 2011 meeting minutes.

Mr. Eichmann entertained a motion to approve the June 20, 2011 meeting minutes.

Mr. Donnelly moved to approve the June 20, 2011 meeting minutes.

Mr. Scheve seconded.

All voted – yes.

**Item 6. – Old Business**

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 moved to postpone the board's vote until August due to Mr. LaBarbara's absence.

Mr. Scheve seconded.

Mrs. McDaniel called the roll.

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

**Item 7. – New Business**

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

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

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

The board members asked questions of Mr. Bickford.

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

The applicant, Mr. D. Craig Creighton of 3908 Limerick Avenue, Cincinnati, OH 45236 addressed the Board. Mr. Creighton stated that he is willing to alter the location of the proposed pool to accommodate any objections from neighbors.

The Board asked questions of Mr. Creighton.

Mr. Eichmann opened the floor for comments from the public.

Ms. Brenda Clark of 3916 Limerick Avenue, Cincinnati, OH 45236, addressed the board. Ms. Clark stated that she is against the granting of the variance because of the proposed pool's proximity to her property.

Mr. Steve Meyer of 3868 Limerick Avenue, Cincinnati, OH 45236, came forward and stated that he did not have an objection to the variance request.

Mr. J. Janus Jr. of 4462 Daffodil Avenue, Cincinnati, OH 45236, addressed the board.

Mr. Eichmann thanked Mr. Creighton 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. Scheve moved to deny Case# B2011-05V.

Mr. Eichmann seconded.

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 case history in a power point presentation.

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

The board members asked questions of Mr. Bickford.

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

The applicant, Mr. Christopher Wiedamann of 6510 Michael Drive, Cincinnati, OH 45243 addressed the Board. Mr. Weidamann gave the board his reasons for needing the fences, including reduction of noise from Euclid and safety of his family.

The Board asked questions of Mr. Wiedamann.

Mr. Eichmann opened the floor for comments from the public.

Conchata Martin addressed the board on behalf of her mother, Ms. Rosa Vairo of 6430 Euclid Avenue, Cincinnati, OH 45243. Ms. Martin stated that her mother has no objection to fence as long as it is maintained and the applicant does not add additional fencing in front.

Mr. J. Janus Jr. of 4462 Daffodil Avenue, Cincinnati, OH 45236, addressed the board.

Mr. Eichmann noted the board had received notification prior to the meeting from three neighboring property owners, one neighbor against the variance, two unopposed.

Mr. Eichmann thanked Mr. Wiedamann 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. Scheve moved to approve Case# B2011-06V with the following conditions:

1. The fence on the north side of the property must either be removed or be moved back flush with the house to be in compliance with the zoning resolution.
2. The Board will allow the current height of existing fence around the deck but require a reduced height of four feet for the additional fence used to hide the generator and garbage cans.

3. The applicant must add to the existing landscaping to buffer the remainder of the south side fence.

Mr. Leugers seconded.

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 case history in a power point presentation.

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

The board members asked questions of Mr. Bickford.

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

The applicant, Mr. Raymond Mobley of 4451 Emerald Avenue, Cincinnati, OH 45242 addressed the Board. Mr. Mobley stated that the concrete and railing are in disrepair and that he has difficulty getting things in and out of the house due to the position of the stairs and the small size of the porch.

The Board asked questions of Mr. Mobley.

Ms. Brandy Mobley of 4451 Emerald Avenue, Cincinnati, OH 45242 addressed the board about safety concerns with the existing conditions and stated that the proposed construction would improve the appearance of the property.

Mr. J. Janus Jr. of 4462 Daffodil Avenue, Cincinnati, OH 45236, addressed the board.

Mr. Eichmann thanked Mr. Mobley 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.

Mrs. McDaniel moved to approve Case# B2011-07V.

Mr. Leugers seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE  
Mr. Scheve – AYE

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

Mrs. McDaniel moved to approve Case# B2011-07V as an emergency.

Mr. Leugers seconded.

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 case history in a power point presentation. Mr. Bickford noted that the lot in question was unique in that so much of it is defined as front yard.

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

The board members asked questions of Mr. Bickford.

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

The applicants, Mr. Derek Noland and Mrs. Kim Noland of 8521 Huddleston Drive, Cincinnati, OH 45236 addressed the Board. Mr. and Mrs. Noland explained the hardship the size and shape of the lot caused and their need for storage and more living space.

The Board asked questions of Mr. and Mrs. Noland.

Mr. Eichmann asked if anyone from the public wished to comment. No response.

Mr. Eichmann noted that the board had received a letter from a neighboring property owner supporting the variance request.

Mr. Eichmann thanked Mr. and Mrs. Noland for their 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. Scheve moved to approve Case# B2011-08V.

Mrs. McDaniel seconded.

Mrs. McDaniel called the roll.

