

December 19, 2011

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Co-Chairman
Mrs. Marlene McDaniel – Secretary
Mr. Tom Scheve – Member
Mr. Jim LaBarbara – Member
Mr. Jeff Heidel – 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, December 19, 2011.

Item 2. – Roll Call of the Board

Mrs. McDaniel called the roll.

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

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 November 21, 2011 meeting minutes.

Mr. Eichmann asked for any corrections to the November 21, 2011 meeting minutes.

Mr. Eichmann entertained a motion to approve the November 21, 2011 meeting minutes.

Mr. Scheve moved to approve the November 21, 2011 meeting minutes.

Mr. LaBarbara seconded.

All voted – yes.

Item 6. – Old Business

B2011-13V
Kirsten and Kris Brandenburg
7260 Garden Road
Cincinnati, OH 45236

Mr. Bickford presented the resolution for case# B2011-13V. Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. LaBarbara – AYE
Mr. Scheve – NEA
Mr. Eichmann – NEA
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-14V
Good Shepherd Lutheran Church
7701 Kenwood Road
Cincinnati, OH 45236

Mr. Bickford presented the resolution for case# B2011-14V. Mr. Bickford read the conditions to the approval listed on the resolution.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. LaBarbara – AYE
Mr. Scheve – NEA
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-15V
Brian and Melanie Ramsey
7274 Garden Road
Cincinnati, OH 45236

Mr. Bickford presented the resolution for case# B2011-15V.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. LaBarbara – AYE
Mr. Scheve – NEA
Mr. Eichmann – NEA
Mr. Leugers – AYE
Mrs. McDaniel – AYE

B2011-16V
Dave and Amy Lococo
8447 Miami Road
Cincinnati, OH 45243

Mr. Bickford presented the resolution for case# B2011-16V.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

Mr. LaBarbara – AYE

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

B2011-17V
Tri-State Signs
11501 Northlake Drive
Cincinnati, OH 45249

Mr. Bickford read the resolution denying the variance request for case# B2011-17V in its entirety.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

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

B2011-18V
Gary Schwaegerle
11135 Marlette Drive
Cincinnati, OH 45249

Mr. Bickford presented the resolution for case# B2011-18V. Mr. Bickford read the conditions to the approval listed on the resolution.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

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

Item 7. – New Business

B2011-19V
Paul Grubb
8805 Tudor Court
Cincinnati, OH 45242

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford noted the garage was installed without a permit and that it was the Hamilton County Building Department who notified the applicant that a permit is required for the garage. The garage does meet the setback requirements in relation to all property lines

and other structures on the lot. The variance request is due to the fact that the garage is larger than the total accessory use for the property permitted as of right.

The Board asked questions of Mr. Bickford.

Mr. Eichmann asked if the applicant was present to address the board. The applicant was present but declined to come forward to speak.

Mr. Eichmann asked if there was anyone present from the public who wished to comment on the case. No response. Mr. Eichmann closed the floor to comments and questions from the public.

The Board discussed the issues brought before them.

Mr. Eichmann made a motion to deny case# B2011-19V.

Mr. Scheve seconded.

Mrs. McDaniel called roll.

Mr. LaBarbara – AYE

Mr. Scheve – AYE

Mr. Eichmann – AYE

Mr. Leugers – AYE

Mrs. McDaniel – AYE

Mr. Bickford stated a resolution denying Mr. Grubb's variance request would be prepared for the Board's official vote and signature at the next meeting.

B2011-20V

Rob Painter, P.E.

4120 Myrtle Avenue

Cincinnati, OH 45236

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford noted Section 12-4 of the Sycamore Township Zoning Resolution allows for eight ft. fences in commercial districts for vehicular storage. Although the church is located in a residential district, there is precedence there. Mr. Bickford stated that the applicant would be permitted to park the trailer on the church's property without the fence as of right, however, the church had requested the applicant screen the trailer for aesthetic and security reasons.

The Board asked questions of Mr. Bickford.

Mr. Eichmann asked if the applicant was present to address the board.

The applicant, Mr. Rob Painter, of 4333 Aaron Court, Cincinnati, OH 45241, addressed the board. Mr. Painter stated he is Assistant Scout Master for Troop #18 and is also an engineer for Kleingers and Associates. Mr. Painter stated that St. Saviour is Troop #18's sponsoring organization and that the church had agreed to allow the troop to park their trailer on church property provided it is screened. The trailer is 7.5 ft. tall and therefore would not be fully screened by a 6 ft. fence.

The board asked questions of the applicant.

Mr. Eichmann asked why the trailer and fence was at an angle as shown on the submitted site plan. Mr. Painter stated that angle was necessary to avoid blocking windows on the building, allow for an existing tree to remain and to allow for the trailer to be backed into the spot easily.

Mr. Eichmann asked if there was anyone present from the public who wished to comment on the case. No response. Mr. Eichmann closed the floor to comments and questions from the public.

The Board discussed the issues brought before them.

Mr. Eichmann made a motion to approve case# B2011-20V with the following condition:
1. In the event that the trailer is no longer stored on church property, the fence shall be removed.

Mrs. McDaniel seconded.

Mrs. McDaniel called roll.

Mr. LaBarbara – AYE
Mr. Scheve – NEA
Mr. Eichmann – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

Mr. Bickford stated a resolution approving Mr. Painter's variance request would be prepared for the Board's official vote and signature at the next meeting.

Item 8. – Miscellaneous Business

Mr. Bickford stated that Mr. Donnelly was honored by the Trustees at their last meeting for his 13 years of service on the Board of Zoning Appeals.

Item 9. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Tuesday, January 17, 2011.

Item 10. – Adjournment

Mr. Eichman adjourned the meeting at 7:41 PM.

Minutes Recorded by: Beth Gunderson
 Planning & Zoning Assistant