

October 15, 2012

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Co-Chairman
Mr. Tom Scheve – Member
Mr. Jim LaBarbara – Secretary
Mr. Jeff Heidel – Member

Item 1. – Meeting called to Order

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order at 7:00 PM on Monday, October 15, 2012.

Item 2. – Roll Call of the Board

Mr. LaBarbara called the roll.

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

Also Present: Greg Bickford

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 September 17, 2012 meeting minutes.

Mr. Eichmann asked for any corrections to the September 17, 2012 meeting minutes. No response.

Mr. Scheve moved to approve the September 17, 2012 minutes as written.

Mr. Leugers seconded.

Mr. LaBarbara called roll.

All voted yes to approve the minutes.

Item 6. – Old Business

B2012-14V
Doug and Carol Wilcoxson
3781 Glengary Lane
Variance

Mr. Bickford presented the resolution approving as submitted the variance request for case# B2012-14V.

Mr. Eichmann asked for any comments.

Mr. Scheve moved to approve the variance request.

Mr. Leugers seconded the motion.

Mr. LaBarbara called roll.

Mr. Heidel – AYE
Mr. Scheve – AYE
Mr. Eichmann– AYE
Mr. Leugers – AYE
Mr. LaBarbara – AYE

B2012-15V
Good Shepherd Lutheran Church
7701 Kenwood Road
Variance

Mr. Bickford presented the resolution approving with the conditions listed the variance request for case# B2012-15V.

Mr. Eichmann asked for any comments.

Mr. Heidel moved to approve the variance.

Mr. Leugers seconded.

Mr. LaBarbara called roll.

Mr. Heidel – AYE
Mr. Scheve – NEA
Mr. Eichmann– NEA
Mr. Leugers – AYE
Mr. LaBarbara – AYE

Item 7. – New Business

B2012-16V
United-Maier Signs, Inc.
10869 Montgomery Road
Variance

Mr. Bickford stated he would like to let the applicant speak first.

Mr. Joe Enzweiler, of United-Maier Signs, Inc., 1030 Straight St., Cincinnati, OH 45214, addressed the board. Mr. Enzweiler stated that he would like to withdraw the variance request and it is his intent to prepare revised drawings more in line with the requirements of the zoning resolution.

Mr. Eichmann thanked the applicant and asked if there were any other comments.

There were no comments.

Item 8. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, November 19, 2012. Mr. Bickford said Moeller High School had submitted an application for Conditional Use and would be on the November agenda.

Item 10. – Communications and Miscellaneous Business

Mr. Bickford stated it was still planned for the Board of Zoning Appeals to take on Property Maintenance Board duties in the future.

Mr. Eichmann read the board an excerpt from a reprint of the Planning Commissioners Journal received at a recent Hamilton County RPC Training session. The article was cautioning the zoning boards from loosely interpreting "hardships" when facts are considered relative to standards. Variances are intended to apply only in unusual circumstances where literal interpretation of the zoning code creates a hardship.

Item 11. – Adjournment

Mr. Scheve moved to adjourn the meeting.

Mr. Leugers seconded.

Mr. LaBarbara called roll.

All voted yes to adjourn.

Mr. Eichmann adjourned the meeting at 7:10 PM.

Minutes Recorded by: Beth Gunderson, Planning & Zoning Assistant