

May 16, 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, May 16, 2011.

Item 2. – Roll Call of the Board

Mrs. McDaniel called the roll.

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

Item 5. – Old Business

B2011-01C

Anne F. McBride, FAICP, McBride Dale Clarion
7716 Montgomery Road
Conditional Use

Mr. Bickford presented the resolution approving a conditional use request for the property located at 7716 Montgomery Road.

Mr. Eichmann asked for any comments.

Mrs. McDaniel called the roll.

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

Item 6. – New Business

(a)B2011-02V

Steven Hampton
3733 Belfast 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, architect Mr. Steven Hampton of 110 E. McMicken St., Cincinnati, OH 45202, addressed the Board.

The property owner, Mr. Rob Miller of 3733 Belfast Avenue, Sycamore Township, OH 45236, came forward to address the Board's questions regarding the use of the proposed garage and what definable hardship was present that would justify the granting of a variance.

Mr. Eichmann asked if there was anyone present from the public who wished to comment on the case.

Mr. Robert Jacobs, of 8695 Glenbury Ct., Sycamore Township, OH 45236, addressed the Board. Mr. Jacobs raised concerns about the size and location of the proposed addition and its impact on the view and property values of both his property and that of 8699 Glenbury Ct.

Mr. Eichmann noted that both Mr. Jacobs and a representative for the property owner at 8699 Glenbury had written letters to the Board opposing the proposed garage addition.

Mr. Eichmann closed the floor from 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# B2011-02V.

Mr. Eichmann seconded.

Mr. Eichmann asked for any further discussion.

No response.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE

Mr. Scheve – AYE

Mr. Eichmann – AYE

Mr. Leugers – AYE

Mrs. McDaniel – AYE

Mr. Eichmann thanked the applicant for coming in this evening.

(b)B2011-03V
Barry Anders
7740 Concord Hills Lane
Variance

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

Mr. Eichmann asked if the applicant would like to step forward to comment.

Mr. Barry Anders of 6553 Cooper Road, Cincinnati, OH 45242, addressed the Board.

The Board asked questions of Mr. Bickford and the applicant. Mr. Anders noted that the long, narrow corner lot and the inability to change access to the property to the Miami Avenue side presented a hardship.

Mr. Eichmann noted that there was no one present from the public to comment on the case, nor did the Board receive any correspondence against the proposed structure.

The Board discussed the issues brought before them.

Mr. Eichmann entertained a motion.

Mr. Luegers moved to approve Case# B2011-03V with the conditions listed in the staff report.

Mrs. McDaniel seconded the motion.

Mrs. McDaniel called the roll.

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

Item 7. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, June 20, 2011.

Item 8. – Adjournment

Mr. Eichmann adjourned the meeting at 8:18 PM.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant