August 15, 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, August 15, 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, Harry Holbert and Beth Gunderson

<u>Item 3. - Opening Ceremony</u>

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 July 18, 2011 meeting minutes.

Mr. Eichmann asked for any corrections to the July 18, 2011 meeting minutes.

Mr. Eichmann entertained a motion to approve the July 18, 2011 meeting minutes.

Mr. Scheve moved to approve the July 18, 2011 meeting minutes.

Mrs. McDaniel seconded.

All voted - yes.

Item 6. - Old Business

B2011-03V Barry Anders 7740 Concord Hills Lane Administrative Approval

Mr. Bickford explained that due to an error in the scale on the original drawing, there was a minor change in one of the measurements noted in the conditions listed on the resolution signed in June for Case# B2011-03V. Mr. Bickford noted the change would not have an effect on the setbacks. Mr. Bickford said administrative approval by the Board and a revised resolution documenting the change would be necessary.

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

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 called the roll.

Mr. Donnelly - NEA

Mr. Scheve - NEA

Mr. Eichmann - AYE

Mr. Leugers - AYE

Mrs. McDaniel - AYE

B2011-05V

D. Craig Creighton

3908 Limerick Avenue

Variance

Mr. Bickford presented the resolution denying a variance request for the property located at 3908 Limerick Avenue.

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

B2011-06V

Christopher Wiedamann

6510 Michael Drive

Variance

Mr. Bickford presented the resolution approving with conditions a variance request for the property located at 6510 Michael Drive.

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 - NEA

B2011-07V

Raymond Mobley

4451 Emerald Avenue

Variance

Mr. Bickford presented the resolution approving a variance request for the property located at 4451 Emerald Avenue.

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

B2011-08V

Derek Noland

8521 Huddleston Drive

Variance

Mr. Bickford presented the resolution approving a variance request for the property located at 8521 Huddleston Drive.

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

<u>Item 7. – New Business</u>

B2010-06C

John Wallis (Power Mission Church)

8501 Montgomery Road

Conditional Use

Mr. Holbert presented the case history in a power point presentation. Mr. Holbert noted that Power Mission Church was approved for a conditional use in 2010, however, the addition built is 54 sq. ft. larger than what was originally approved.

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

The board members asked questions of Mr. Holbert.

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

The applicant, Mr. John Wallis of 2707 S. Clarksville Rd., Clarksville, OH 45113, the architect, addressed the Board. Mr. Wallis explained that the discrepancy in size of the addition was due to an error on the measurements of the existing building on the original plans.

Mr. Eichmann opened the floor for comments from the public. No response.

Mr. Eichmann closed the floor to comments and questions from the public.

The board discussed the issues brought before them.

Mr. Eichmann entertained a motion.

Mr. Donnelly moved to approve Case# B2010-06C with the addition as constructed.

Mr. Leugers seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly - AYE

Mr. Scheve - AYE

Mr. Eichmann - AYE

Mr. Leugers - AYE

Mrs. McDaniel - AYE

Mr. Bickford read the resolution approving Case# B2010-06C.

Mrs. McDaniel called the roll.

Mr. Donnelly - AYE

Mr. Scheve - AYE

Mr. Eichmann - AYE

Mr. Leugers - AYE

Mrs. McDaniel - AYE

B2011-09V

James W. Voegele

11486 Kemperknoll Lane

Variance

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

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

The board members asked questions of Mr. Holbert.

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

The applicant, Mr. James W. Voegele of 11486 Kemperknoll Lane, Cincinnati, OH 45249, addressed the Board. Mr. Voegele explained that the fence was needed seasonally to protect his garden from animals and that there was not enough sunlight in his side or rear yards to sustain a vegetable garden.

The Board asked questions of Mr. Voegele.

Mr. Eichmann opened the floor for comments from the public. No response. Mr. Eichmann noted that the Board had received a letter from the neighbor adjacent to Mr. Voegele's property stating he had no objection to the Board granting approval for the variance request.

Mr. Eichmann thanked Mr. Voegele 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. Donnelly moved to approve Case# B2011-09V with the condition that the fence be in place seasonally from May 15 to August 31st as stated in the applicant's variance request.

Mrs. McDaniel seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly - AYE Mr. Scheve - NEA Mr. Eichmann - NEA Mr. Leugers - AYE Mrs. McDaniel - AYE

B2011-10V Kenwood Baptist Church 8341 Kenwood Road Variance

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

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

The board members asked questions of Mr. Holbert. Mr. Scheve asked why the applicant was requesting a variance in order to consolidate the lots rather than a variance for the side yard setback.

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

The applicant, Mr. Stanley Mathews of 8050 Hosbrook Road Suite 111, Cincinnati, OH 45236, agent for Kenwood Baptist Church, addressed the Board. Mr. Mathews

explained that although the applicant would prefer the variance request be for lot consolidation rather than for the setback requirements, he was not sure if lot consolidation would be granted by the county because the lots were in different school districts. Mr. Mathews asked that if the Board chose to approve the variance, that the resolution be signed as soon as possible so that they could move forward with the project in hopes of having it completed by the Christmas holiday.

The Board asked questions of Mr. Mathews.

Mr. Eichmann opened the floor for comments from the public. No response.

Mr. Eichmann thanked Mr. Mathews 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 a variance to the side yard setback requirement for Case# B2011-10V.

Mrs. McDaniel seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE

Mr. Scheve – AYE

Mr. Eichmann - AYE

Mr. Leugers - AYE

Mrs. McDaniel - AYE

Mr. Bickford stated that a resolution would be prepared in the morning and that the Board could hold a special meeting to formally vote on the variance request and sign the resolution so that construction of the addition would not be delayed.

The Board agreed to hold a special meeting for approval of Case# B2011-10V at 9:00 a.m. on Tuesday, August 16, 2011.

<u>Item 7. - Communications and Miscellaneous Business</u>

Mr. Bickford informed the Board that per Sycamore Township Law Director Doug Miller, the Board would no longer be permitted to approve cases by emergency. A written resolution must be signed to grant all approvals.

Item 8. - Date of Next Meeting

Mr. Eichmann noted the date of the next meeting - Monday, September 19, 2011.

<u>Item 9. – Adjournment</u>

Mr. Scheve moved to adjourn.

Mr. Eichmann adjourned the meeting at 8:13 PM.

Minutes Recorded by: Beth Gunderson

Planning & Zoning Assistant