

February 21, 2012

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 meeting of the Board of Zoning Appeals to order at 7:00 PM on Tuesday, February 21, 2012.

**Item 2. – Roll Call of the Board**

Mr. Heidel called the roll.

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

Also Present: Harry Holbert 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 January 18, 2012 meeting minutes.

Mr. Eichmann asked for any corrections to the January 18, 2012 meeting minutes.

Mr. Eichmann entertained a motion to approve the January 18, 2012 meeting minutes.

Mr. Scheve moved to approve the January 18, 2012 meeting minutes.

Mr. Heidel seconded.

All voted – yes.

**Item 6. – New Business**

B2012-01V  
Dan Campbell  
8661 Lancaster Ave.  
Cincinnati, OH 45242

Mr. Holbert presented the case and case history for case# B2012-01V.

Mr. Eichmann asked if the Board had any questions for Mr. Holbert.

Mr. LaBarbara asked if the proposed garage would be in the same location as the existing structures.

Mr. Scheve asked for clarification on setbacks of the existing buildings.

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

Mr. Dan Campbell, the applicant, and Ms. Jane Stieringer of 8661 Lancaster Ave., Cincinnati, OH 45242 addressed the Board. Mr. Campbell stated that the existing structures were in disrepair and unsafe. He explained that he is a woodworker and is restoring the house himself and needs a large garage and workshop in which to store his truck and large woodworking tools.

Mr. Eichmann asked if the foundation of the existing structures would be replaced.

Mr. Campbell answered that the existing structures, including the foundation, would be removed, the site graded and new foundation installed.

Mr. Eichmann noted if the garage were reduced in length by five feet the square footage would be in compliance with the zoning resolution.

Mr. Campbell stated he would prefer not to reduce the size of the proposed structure because his woodworking equipment requires a lot of storage space.

Mr. Scheve asked if the applicant would be operating a business in the proposed garage.

Mr. Campbell stated the only woodworking he would be doing would be for restoration of his own house.

The Board and applicant discussed consolidation of the lots and landscaping.

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

Ms. Missy Luckey of 7272 Bobby Lane, Cincinnati, OH 45243, addressed the Board. Ms. Luckey stated that she was in support of Mr. Campbell's request because he is attempting to improve his property.

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

The Board discussed the issues brought before them.

Mr. Scheve motioned to approve Case# B2012-01V with the three conditions listed in the Staff Report:

- 1) All lots are to be consolidated prior to the issuance of a zoning certificate.
- 2) The area of the proposed garage shall not exceed 1032 sq. ft.
- 3) The proposed garage shall be setback from Crystal Avenue in line with the existing house at 8661 Lancaster Avenue.

Mr. Leugers seconded.

Mr. Heidel called the roll.

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

Mr. Holbert stated a resolution approving with conditions Mr. Campbell's variance request would be prepared for the Board's official vote and signature at the next meeting.

B2012-02V  
Nicole Schlaack  
6565 Michael Dr.  
Cincinnati, OH 45243

Mr. Holbert presented the case and case history for case# B2012-02V.

Mr. Eichmann asked if the Board had any questions for Mr. Holbert.

Mr. Scheve asked if the applicant had a useable rear yard in which to install a play set.

Mr. Eichmann asked for clarification on the location of the existing pool and how long the play structure had been in that location.

Mr. Holbert stated the lot has two front yards because it is on a corner and that the larger of the remaining two yards would be the rear therefore the pool is in the defined rear yard. Mr. Holbert noted there had been a play structure in the location in question for quite some time, however at one point one play set was removed and a new one installed.

Mr. Eichmann asked if the applicant was present.

Mr. Rich Schlaack, of 6565 Michael Dr., Cincinnati, OH 45236, addressed the Board. Mr. Schlaack stated there was a play structure in that location when they purchased the house. He said it had never been a problem and no neighbor had ever told him they had an issue with it in that location. Mr. Schlaack noted there was a hardship because the property lacks any useable space in the rear yard in which to install a play set.

Mr. Eichmann asked if the Board had any questions of the applicant. The Board had no questions.

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

Mr. Dale Blewett, of 6525 Michael Dr., Cincinnati, OH 45243, addressed the Board in support of the Schlaack's variance request.

Ms. Ben Kennedy, of 6655 Michael Dr., Cincinnati, OH 45243, and Ms. Missy Luckey also spoke in favor of the variance. Ms. Luckey pointed out that once the children have outgrown the play structure, it would most likely be removed.

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

Mr. Eichmann entertained a motion.

Mr. Leugers motioned to approve Case# B2012-02V as submitted.

Mr. Scheve seconded.

Mr. Heidel called the roll.

Mr. LaBarbara – AYE

Mr. Scheve – AYE

Mr. Eichmann – AYE

Mr. Leugers – AYE

Mr. Heidel – AYE

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

**Item 7. – Date of Next Meeting**

Mr. Eichmann noted the date of the next meeting – Monday, March 19, 2012.

**Item 9. – Adjournment**

Mr. Eichmann adjourned the meeting at 7:50 PM.

Minutes Recorded by:           Beth Gunderson  
  Planning & Zoning Assistant