

November 6, 2019

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Vice-Chairman
Mr. Tom Scheve – Member
Mr. Jeff Heidel – Member
Mr. Steve Scholtz – Secretary
Ms. Julie Glassmeyer - Alternate

Item 1. – Meeting called to Order

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order on Wednesday, November 6 , 2019 at 4:30 pm

Item 2. – Roll Call of the Board

Mr. Scholtz called the roll.

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

Staff Present: Greg Bickford, Kevin Clark, and Jessica Daves

Item 3. – Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4.-Resolutions

Case: SYCB190010
Applicant: Archbishop Moeller High School
Location: 7745 and 7755 Kennedy Lane
Request: Conditional Use

Mr. Bickford presented the SYCB190010 resolution approving a request for a conditional use with the following condition: There shall be no vehicular access nor pedestrian access for ingress, egress, to Kennedy Lane.

Mr. Leugers moved to approve SYCB190010.

Mr. Scholtz seconded.

Mr. Scheve presented a statement for the record citing his concerns and his reason for voting no (statement attached).

Mr. Scholtz called roll.

Mr. Scheve-No
Mr. Leugers-Yes
Mr. Eichmann-Yes
Mr. Heidel-Yes
Mr. Scholtz-Yes

Case: SYCB190017
Applicant: Bryan Duncan
Location: 3850 E. Galbraith Road
Request: Conditional Use

Mr. Bickford presented the SYCB190017 resolution approving a request for a conditional use with the following condition, the approval is granted based on the revised drawings submitted to Sycamore Township on November 4, 2019. These drawings include but are not limited to sheet ASOO1, ASOO2, ASOO3, ASOO4 and C300.

Mr. Leugers made a motion to approve SYCB190017.

Mr. Heidel seconded.

Mr. Scholtz called roll.

Mr. Scheve-YES
Mr. Leugers-YES
Mr. Eichmann-YES
Mr. Heidel-YES
Mr. Scholtz-YES

Item 5. - Old Business

Case: SYCB190019
Applicant: Michael Mackey
Location: 8709 Antrim Court
Request: Variance

Mr. Eichmann swore in those providing testimony.

Mr. Clark presented the case in a PowerPoint.

Mr. Clark said the current zoning is "C" single family residential. The Zoning Compliance issue is Table 4-6. The request is the construction of a deck with a 26.6 foot front yard setback, existing porch extends approximately four and a half feet from the existing house.

Mr. Scholtz asked Mr. Clark if the 30 feet is from the sidewalk or the street.

Mr. Clark answered he believed from where their property line is.

Mr. Clark explained the Township owns 25 feet from the middle street in.

Mr. Eichmann asked Mr. Clark if the porch the way it is now a safety violation of fire code violation.

Mr. Clark answered it is not.

Mr. Scholtz asked if they are just going to extend the deck off the front of this porch.

Mr. Mackey answered no, they would be building the deck over the top.

Mr. Scholtz asked if it would be extending out to include the posts to support it.

Mr. Mackey answered yes.

Mr. Scholtz asked if the stairs up to this will be the same stairs.

Mr. Mackey answered no, it goes beyond the existing porch.

Mr. Scholtz asked if the construction of the stairs will be the same materials as the deck.

Mr. Mackey answered correct.

Mr. Eichmann asked the applicant if they would like to speak.

Mr. Michael Mackey, 8454 Plainfield Road, Cincinnati, OH 45236, addressed the board.

Ms. Erin Curry, 8709 Antrim Court, Cincinnati, OH 45236, addressed the board.

Ms. Curry said she would just really like a deck, it is crumbling and needs repaired. She said she would prefer a deck over putting more concrete up or a concrete slab.

There was discussion about the drawings.

Mr. Heidel asked Mr. Mackey if they will have access to that water valve.

Mr. Mackey answered yes, they actually may end up moving that water valve to the side of the house.

Mr. Eichmann asked if there were any other questions for the applicant.

Mr. Scholtz asked if there were complaints from the neighbors.

Ms. Curry answered none.

There was discussion about letters they received in support of their request.

Mr. Eichmann asked if anybody from the attending public would like to comment on the variance proposal.

No response.

Mr. Eichmann closed the public comment.

Mr. Leugers said he looks at this and sees that the front needs repair and they have changed the setback since this was started. So he see that as a hardship and he is inclined to approve it as submitted.

Mr. Leugers made a motion on SYCB190019 to approve as submitted.

Mr. Heidel seconded.

Mr. Scholtz called roll.

Mr. Scheve-YES

Mr. Leugers-YES

Mr. Eichmann-YES

Mr. Heidel-YES

Mr. Scholtz-YES

Item 6. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, November 18, 2019.

Item 7. - Communications and Miscellaneous Business

There was discussion about Planning and Zoning sessions.

There was discussion about resolutions and the conditions.

There was discussion about a new code and amending the Zoning Code.

Item 8.-Adjournment

Mr. Eichmann entertained a motion to adjourn.

Mr. Scholtz made a motion to adjourn.

Mr. Scheve seconded.

Mr. Scheve-YES

Mr. Leugers-YES

Mr. Eichmann-YES

Mr. Heidel-YES

Mr. Scholtz-YES

The meeting adjourned at 5:05 P.M.

Minutes recorded by: Jessica Daves, Planning & Zoning assistant