

A G E N D A

THE HAMILTON COUNTY BOARD OF ZONING APPEALS

REGULAR MEETING

Room 805-B, Administration Building

JULY 9, 2014

1:00 P.M.

Peggy Roudebush, Chairman/Presiding Officer

1. MEETING CALLED TO ORDER

2. ROLL CALL OF COMMISSIONERS

3. PLEDGE OF ALLEGIANCE

4. SWEARING IN OF WITNESSES

5. ADMINISTRATIVE ITEMS:

ADM07:

Approval of minutes from June 4, 2014 special meeting

6. PUBLIC HEARINGS:

ZONING VARIANCE:

- A. CASE: ZVGT2014-08; 6138 Taylor Road
REQUEST: To request a variance to allow the construction of an accessory structure with more area and height than permitted in a "B" Residence district
APPLICANT: Kurt Tenhunfeld (applicant & owner)
LOCATION: Green Township: 6138 Taylor Road , on the north side of Taylor Road approximately 300 feet west of Ebenezer Road (Book 550, Page 241, Parcel 112)
TRACT SIZE: Approximately 0.71 acres
- B. CASE: ZVGT2014-09; 5425 Philloret Drive
REQUEST: To request a variance to allow placement of an above ground pool with less setback than required on property located in a "C" Residence district
APPLICANT: Donna Mattingly (applicant & owner)
LOCATION: Green Township; 5425 Philloret Drive, on the west side of Philloret Drive, 780 feet south of North Bend Road (Book 550, Page 71, Parcel 51)
TRACT SIZE: Approximately 0.24
- C. CASE: ZVGT2014-10; 5483 Haft Road
REQUEST: To request a variance to allow construction of an addition to the side of the existing single-family home with less side yard setback than required on property located in an "A" Residence district
APPLICANT: Paul Thaler (applicant), Paul and Michael W. Thaler (owners)
LOCATION: Green Township: 5483 Haft Road, on the west side of Haft Road, approximately 500 feet north of the Haft Road and Cedaridge Drive intersection (Book 550, Page 919, Parcels 5 & 131)
TRACT SIZE: Approximately 0.63 acres
- D. CASE: ZVHT2014-03; 10411 Marvin Road
REQUEST: To request a variance to allow construction of an accessory structure with more area than permitted and occupying more area of the required rear yard than permitted in an "A" Residence district
APPLICANT: Debbie & Mike Parrott (applicant & owner)
LOCATION: Harrison Township: 10411 Marvin Road, on the west side of Marvin Road approximately 2,250 feet northeast of the Marvin Road/New Biddinger Road intersection (Book 560, Page 150, Parcel 72)
TRACT SIZE: Approximately 0.60 acres

CONDITIONAL USE:

- A. CASE: CUGT2013-06; 6675 Wesselman Road
REQUEST: CONDITIONAL USE MODIFICATION approval to modify a previously approved plan for an educational/religious facility located in an existing "A" Residence district
PURPOSE: To modify the approved signage plan for the property to allow the installation of five freestanding signs and one building sign
APPLICANT: Brian Ramer, Studio Ramer (applicant), Pentecost Properties, LLC (owner)
LOCATION: Green Township: 6675 Wesselman Road, on the southeast corner of the Wesselman Road/Rybolt Road intersection (Book 550, Page 220, Parcels 29, 269 & 270)
TRACT SIZE: Approximately 5.73 acres

7. OLD BUSINESS:

8. NEW BUSINESS:

- 9. DATE OF NEXT MEETING:** August 13, 2014

10. ADJOURNMENT

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at 946-4501 seven days prior to the meeting.