

AGENDA
THE HAMILTON COUNTY RURAL ZONING COMMISSION
REGULAR MEETING

Room 805-B, Administration Building

JANUARY 15, 2015
1:00 P.M.

Dave Steinriede, Vice-Chairman/Presiding Officer

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL OF COMMISSIONERS**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES OF REGULAR MEETING**
- 5. PUBLIC HEARINGS**

MAJOR ADJUSTMENTS

- A. CASE: Green 2-78; Delco Development Corp. – Gabriel Brothers Sign
REQUEST: Major Adjustment to an existing EE Planned Retail District
PURPOSE: To permit a second freestanding sign for an existing shopping center
APPLICANT: Richard A. Paolo (applicant), Daniel G. Kamin Cincinnati LLC (owner)
LOCATION: 5750 Harrison Avenue (Manchester Plaza Shopping Center); on the northeastern corner of the Harrison Avenue and Filview Circle Intersection (Book 550, Page 180, Parcel 125)
- B. CASE: Green 2010-02; Blue Sky & Harrison
REQUEST: Major Adjustment to an existing EE Planned Retail District
PURPOSE: To reduce the building size and number of parking spaces, relocate the curb cut from Bluesky Drive to Northcrest Lane and maintain Northcrest Lane in its existing location
APPLICANT: Michael E. Doty, Brandicorp, LLC (applicant), Bluesky Shoppes, LLC (owner)
LOCATION: On the northeast corner of the Harrison Avenue & Blue Sky Drive intersection, south of Northcrest Lane (Book 550, Page 220, Parcel 1169)

COUNTY ZONING MAP AMENDMENT

- A. NAME: Green 2015-01; Artis Senior Living
REQUEST: From: C Single-Family Residence
To: OO Planned Office
PURPOSE: To construct a 72-unit assisted living facility for seniors with memory disorders, including a 36-space parking lot and one driveway onto Bridgetown Road
APPLICANT: Thomas Jones, Artis Senior Living (applicant); Jenny E Dawson Tr., Simon & Edna Generoso Tr. (owners)
LOCATION: On the south side of Bridgetown Road, approximately 240 feet east of Lakewood Drive (Book 550, Page 170, Parcels 136 & 137 AND Book 550, Page 173, Parcels 150 & 228)

- 6. OLD BUSINESS**
- 7. NEW BUSINESS**
- 8. SCHEDULED PUBLIC HEARINGS**

- A. NAME: Harrison 2015-01; Used Car Lot Expansion
REQUEST: From: A SPI-SC Residence
To: EE SPI-SC Planned Retail
PURPOSE: To demolish a residence and expand an adjacent auto sales display area
APPLICANT: James Ritter, Professional Design Associates (applicant); Marilyn Bourquein (owner)
LOCATION: 9902 Harrison Avenue, north of the intersection of Old Harrison Avenue and Harrison Avenue (Book 560, Page 50, Parcel 42)

- 9. DATE OF NEXT MEETING** February 19, 2015
 - 10. ADJOURNMENT**
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