

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS/PLANNING COMMISSION
HELD AT THE AMBERLEY VILLAGE HALL
MONDAY, APRIL 7, 2014

Chairperson Richard Bardach called to order a regular meeting of the Amberley Village Board of Zoning Appeals/Planning Commission held at the Amberley Municipal Building on Monday, April 7, 2014, at 7:00 P.M.

Roll was called:

PRESENT: Richard Bardach, Chairperson
Larry McGraw
Rick Lauer
Susan Rissover
Scott Wolf

ALSO PRESENT: Scot Lahrmer, Village Manager
Kevin Frank, Esq., Solicitor
Wes Brown, Maintenance Dept. Supervisor
Nicole Browder, Clerk

ABSENT:

Mr. Bardach welcomed everyone to the meeting and led them through the pledge of allegiance.

Mr. Bardach asked if there were any additions or corrections to the minutes of the September 30, 2013, meeting that had been distributed. Mr. Wolf moved to approve the minutes as submitted. Seconded by Ms. Rissover and the motion carried unanimously.

Case No. 1076

Mr. Lahrmer presented the staff report for the case. Sandra Copenhaver, property owner for 3690 Lansdowne Avenue has requested a variance from the setback regulations to allow for the continued construction of an addition to the rear of the existing attached garage.

Hamilton County ceased work on the project to allow for the proper permits to be obtained for the project which is how the Village was notified of the unapproved addition construction. The applicant would like to reduce the existing setback of 21.8 feet down to 13.8 feet for the rear property line.

Ms. Copenhaver expressed to the board that her desire was to provide for space to store garden tools and equipment and would be an improvement to the property.

Mr. Bardach asked if there were any interested persons to speak. None were present. The board held discussion that included the non-conforming use code sections, its applicability, along with practical difficulty of the small lot size.

Mr. Lauer moved to approve the variance, seconded by Mr. Wolf and the motion carried unanimously.

Case No. 1077

Mr. Bardach announced the next application was for a variance to allow for the repair of an existing 6 foot privacy fence in the rear yard located at 6642 East Farm Acres Drive, submitted by Ms. Bennett Cooper. Mr. Bardach recused himself due to his relationship with the adjacent property owners of this property.

Mr. Wolf asked if there was any interested persons present that wish to speak. None were present. It was noted that the applicant was not present.

The request is to repair sections of the 6 foot fence. No permit is on file for the existing fence; however, it is grandfathered under the code which causes any repair to be approved by the board. The board discussed the temporary or permanent nature of the repair permit. It was concluded the repair permit would be permanent and apply to future repairs.

Ms. Rissover moved to approve the variance as submitted, seconded by Mr. McGraw and the motion carried unanimously. Mr. Wolf commented (to address requests from Golf Manor residents) that it would not be practical to request the applicant replace the entire fence or change the way only the repaired sections face.

There was a brief discussion on how the board considers and reviews compliance of its approved variances.

Case No. 1078

Mr. Bardach announced that Frank Davis, property owner at 8389 Ridge Road, was seeking a variance to reduce required setbacks for the addition of a four season room.

Mr. Lahrmer presented the staff report. The construction of the 14' x 15' four season room would be to the south side, east corner of the home. The existing porch roof and posts would be removed.

Mr. Davis informed the board that he believes the house was moved in the 1940s prior to the Village zoning code. He noted there was a wraparound porch as well that would have further impeded the setbacks had it survived the move. He commented that the addition would provide enhanced aesthetic appeal to the front of the home as well.

After general discussion among the board, Mr. McGraw moved to approve the variance as submitted, seconded by Ms. Rissover and the motion carried unanimously.

There being no further business, Mr. Wolf moved to adjourn, seconded by Ms. Rissover.

Nicole Browder, Clerk

Richard Bardach, Chairperson