

**BOARD OF ZONING APPEALS
MEETING MINUTES SUMMARY
April 13, 2022**

Andrew Sasser called the regular Sharonville Board of Zoning Appeals meeting of April 13, 2022 to order at 6:30 p.m.

Roll Call

- ◆ In attendance for roll call were Board of Zoning Appeals Members: Andrew Sasser, Matt Eggenberger, Daniel Kloppenburg, and Mike Chaney. Tom Pernik was absent with notice.
- ◆ Councilman Mike Wilson was in attendance to provide insight on behalf of City Council where applicable.
- ◆ Also in attendance was Community Development staff Mr. John Creech (Director of Community Development – Board Secretary), Ms. Kimberly Price (Administrative Specialist), and Ms. Lillian Sider (Urban Planning Co-op).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summary of minutes and audio recording from the regular Board of Zoning Appeals meeting of March 9, 2022 were approved as written and distributed.

New Business

- ◆ **Request for variance to erect a detached accessory building in the rear yard with a reduced side yard setback and reduced setback from the rear property line located at 10599 Sarazen Court – Eric Garten– Sharonville Zoning Ordinance 1125.02**
 - The Applicant is requesting relief from Sharonville Zoning Ordinance 1125.2 in order to build a shed in the rear yard with a reduced side yard setback and reduced setback from the rear property line. This property is located at 10599 Sarazen Court and is zoned R1-B, Residential Single Family.
 - Sharonville Zoning Ordinance 1125.02 requires that detached accessory buildings sit at least five (5') feet away from a neighboring property line, including both the side and rear property lines.
 - The proposed shed would sit approximately four (4') feet from the rear property line and approximately three (3') feet from the side property line. The proposed shed will be 10'x16', or approximately 160 feet in size, which is allowed in Residential Single Family zoning by the zoning code. In addition, the Applicant's rear lot line is not parallel to the front lot line and reduces the area of the property.
 - The motion for passage by Mr. Chaney was seconded by Mr. Kloppenburg. Mr. Creech proceeded with a Roll Call Vote on passage.
 - The motion was approved unanimously with the condition(s) below:

1. The shed will be maintained in good condition and replaced as necessary to remain in compliance with the approved variance.
2. BZA approval is not a building or zoning permit. The Applicant will still be required to secure a zoning permit for the placement of the shed.

◆ **Request for variance to install a four (4') foot tall Kentucky three-board fence in the front yard on a corner lot located at 3939 Beaver Creek Circle – Alex Hewitt – Sharonville Zoning Ordinance 1125.10(b)**

- The Applicant is requesting relief from Sharonville Zoning Ordinance 1125.10(b) in order to install a four (4') foot tall Kentucky three-board fence in the front yard of a corner lot at 3939 Beaver Creek Circle. The property is located at the corner of Beaver Creek Circle and Robindale Drive and is zoned R1-B, Residential Single Family.
- The Applicant explained that due to the shape of the property, a fence that extended into the front (side) yard would be the only way to allow enough space for their child and dogs to move around adequately. The fence would extend five (5') feet from the Northwest corner of the home, extend west toward Robindale Drive (a distance of approximately 28 ft.) and then run along the west edge of the property four feet from the edge of the sidewalk along Robindale Drive to the south property line and extending back toward and meeting up with the existing chain-link fence owned by the abutting neighbor to the south.
- The fence is a four foot tall Kentucky three-board fence, with welded wire attached to the side of the fence facing into the property.
- The motion for passage by Mr. Kloppenburg was seconded by Mr. Chaney. Mr. Creech proceeded with a Roll Call Vote on passage.
- The motion was approved unanimously with the condition(s) below:
 1. The fence and all improvements will be maintained in good repair/condition and replaced as necessary to remain in compliance with the approved Variance.

◆ **Request for variance to keep four (4) storage containers on the property located at 1642 East Kemper Road for one (1) year period – Kirkwood Sweeper Shop – Sharonville Zoning Ordinance 1125.22**

- The Applicant is requesting relief from Sharonville Zoning Ordinance 1125.22 in order to keep four (4) storage containers for one year on the property at 1642 East Kemper Road. This property is zoned GB, General Business.
- The Applicant's letter explains that the storage containers were necessary due to supply chain issues occurring at the onset of COVID-19. They have needed to order supplies in bulk in an effort to continue business at the property. The storage containers are currently filled with product inventory/merchandise.

- Sharonville Zoning Ordinance 1125.22 states that storage containers are only allowed for short duration of no more than seven (7) consecutive days and are limited in size to 8 ft x 8 ft x 16 ft in size. The Applicant is requesting a variance to keep the storage containers for one year. The storage containers are Hi-Cube containers measuring 9 ft x 8 ft x 40 ft.
- The Applicant was not in attendance for the meeting. The Board moved to table the variance request until the May 11 meeting.
- ◆ **Request for variance to expand an existing driveway width to less than one (1') foot from the abutting side property line at 4157 Creek Road – Nicholas Miniard – Sharonville Zoning Ordinance 1125.10(e)**
 - The Applicant is requesting relief from Sharonville Zoning Ordinance 1125.10(e) in order to expand an existing driveway to less than one (1') foot from the abutting property line at 4157 Creek Road. This property is zoned R1-B, Residential Single Family.
 - The Applicant requests the variance to expand the driveway towards the neighboring property because the existing driveway already runs directly beside the home. Currently, the existing driveway is very narrow and poses a risk of cars damaging the house while pulling in, and does not have enough space for a person to exit a parked vehicle without stepping into the side yard off the hard surface. The Applicant has received a letter from the abutting neighbor in support of the proposed driveway expansion.
 - The driveway will be expanded 14 inches and will still allow for the abutting neighbor to repair or replace the fence along the shared property line as needed.
 - The motion for passage by Mr. Eggenberger was seconded by Mr. Kloppenburg. Mr. Creech proceeded with a Roll Call Vote on passage.
 - The motion was approved unanimously with the condition(s) below:
 - 1. The driveway will be maintained in good condition and replaced as necessary to remain in compliance with the approved Variance.

Discussion

Adjournment

- ◆ The motion to adjourn the meeting was made by Mr. Chaney. Mr. Sasser adjourned the meeting at 6:57 p.m.

Andrew Sasser, Chairperson

John Creech, Secretary