



**BOARD OF ZONING APPEALS
AGENDA**

July 11, 2018
6:30 pm

1. **Call to Order**

2. **Roll Call**

3. **Approval of Meeting Minutes Written Summary and Audio Recording**

June 13 2018

4. **Old Business**

None

5. **New Business**

1. Variance to reduce the minimum front yard setback in a One-Family (R1-B) Zoning District – 10589 Robindale Drive – Tim Beischel, Beischel Construction on behalf of Tamera L. Rasey– Sharonville Zoning Ordinance 1131.05, 1125.09(b), and 1125.09(d).
2. Variance to increase maximum height of fence from 6’ to 8’ in a GI Zoning District- Richard Ketterer- 12009 Tramway Drive- Sharonville Ordinance 1125.10 (c).
3. Variance to allow four (4) temporary flag signs in front of the Sharonville Convention Center Parking lot in the General Business (GB)- Northern Lights Overlay Zoning District – 11355 Chester Road– Jim Downton – Sharonville Zoning Ordinance 1153.05(h), 1153.12(e), 1147.05 (S)(1)(B), 1147.05 (S)(5), & 1147.05(S) (5)(C).
4. Variance to allow a front yard agricultural use (garden) in a (R1-A) Residential zoning district- Kenneth Roberts- 5490 E Kemper Road- Sharonville Ordinance 1125.02(h).

6. **Discussion**

None

7. **Adjourn**

**BOARD OF ZONING APPEALS
STAFF SUMMARY**

July 11, 2018

Old Business:

None

New Business:

1. Variance to reduce the minimum front yard setback in a One-Family (R1-B) Zoning District – 10589 Robindale Drive – Tim Beischel, Beischel Construction on behalf of Tamara L Rasey– Sharonville Zoning Ordinance 1131.05 and 1125.09(b).

The owner of the property has a handicap son in need of an ADA compliant handicap accessible ramp. The applicant, Beischel Construction is requesting to build a wooden wheelchair accessible ramp in the front of their property.

Sharonville Zoning Ordinance 1131.05 states in a R1-B district the front yard setback is 30 feet and the maximum lot coverage is 35%. The applicant is requesting to reduce the minimum front yard setback from 30' to approximately 17' to build an ADA compliant wheelchair accessible ramp at the entrance of their home. The desired ramp will add 100 sq. ft. and increase the lot coverage an additional 1.4%.

The house, 10589 Robindale, along with many other houses on the west side of Robindale Drive, sits approximately 27' away from the right of way. Due to unique situation of the house's existing placement where it encroaches into the zoning setback, the applicant is requesting a variance to reduce the minimum setback from 27' to 17'.