

BOARD OF ZONING APPEALS
MINUTES OF MEETINGS
April 11, 2018

1. Board of Zoning Appeals (BZA) Call to Order

Chairperson Paul Culter called the regularly scheduled meeting of the Sharonville Board of Zoning Appeals to order. He reminded those planning to testify to sign in. All said the Pledge of Allegiance. Those planning to testify took the oath.

2. BZA Roll Call

Present: Paul Culter, Dan Ison, Mathew Eggenberger, Madeleine Dressing, Tom Pernik, and council person Rob Tankersley. Andrew Sasser was absent with notice.

3. BZA Approval of Minutes Written Summary and Audio Recording

The minutes of the last meeting were approved as written by Dan Ison.

4. BZA Old Business:

a. Variances for Oversized Accessory Structure – 4411 Fields Ertel Road – Patrick Mathews – Sharonville Zoning Ordinance 1125.02(d), 1125.02(f) and 1131.01(a)

This item was postponed at the request of the applicant and will be on the docket for the May 9, 2018 meeting.

5. BZA New Business:

b. Variance to Reduce Minimum Lot Width for Hotel Use in General Business (GB) Zoning District – 11167 Dowlin Drive – Sam Cain, Hi-Five Development on behalf of LSL Real Estate Investment Inc. – Sharonville Zoning Ordinance 1135.04(a)

Sam Cain, Hi-Five Development is requesting a zoning variance on behalf of LSL Real Estate Investment Inc. to reduce minimum lot width for hotel use in a General (GB) zoning district to build a new TruHotel by Hilton. The subject property is zoned General Business and abuts hotels to the south and east. Section 1135.04(a) requires a minimum lot width of 250 ft. The applicant is requesting to reduce the minimum lot size to 199 ft. to build a new hotel at 11167 Dowlin.

Sam Cain, 202 West Main Street, Mason, Ohio 45240, was in attendance as a representative from Hi-Five Development. Mr. Cain briefly explained the why requesting the variance was a more efficient use of the property. The decrease in the minimum lot width required would enable the property owners to develop the northern portion of the property in the future. Furthermore, the plans as presented didn't require additional space for the proposed hotel to function as desired.

The property owner – Lee Pan, 3169 Brinton Trail – spoke on his own behalf and confirmed the desire to further develop the remainder of the property though no specific plans were mentioned. Mr. Pan also verified the existing structure is to be demolished.

A motion to approve the variance request as presented was made by Tom Pernik and seconded by Madeleine Dressing.

All members voted unanimously in favor of the request and the variance was granted.

6. Discussion

No discussion items were on the agenda. However, Mr. Creech took a moment to introduce the new planner, Sarah Galbreath, to the board members present.

7. Adjourn

A motion to adjourn was made by Matt Eggenberger, with a second by Tom Pernik.



Paul Culter, Chairperson



John M. Creech, Secretary