

BOARD OF ZONING APPEALS MEETING
July 25, 2012 -7:00 p.m.
Meeting Place: 4200 Springdale Rd., Cincinnati, OH 45251
Minutes

Meeting called to order: 7:04 PM.

Pledge of Allegiance.

Explanation of procedures.

Roll Call: Mr. Price – present, Mr. Grubbs – absent, Mr. Roberto – absent, Mr. Mattingly – absent, Ms. Spencer – present, Mr. Reininger – present.

Swearing in: appellants, attorneys and all speakers in the cases.

Hearing of Appeals:

A.	Case No.:	BZA2012-09
	Subject Property:	2400 Adams Rd. Cincinnati, Ohio
	Applicant:	John R. Grier, Architect
	Owner:	Golden Leaf Baptist Church
	Application:	Requesting additional parking at a previously approved Conditional Use for an Active Recreational Facility – Article/Section 4.4.

Staff: This a previously approved conditional use and they are expanding what was approved. The zoning is R6 Residential. Provided aerial view of site showing existing parking and pictures of surrounding area. Located on the Township border. They're requesting to add additional parking in the front and along the west side. Pictures of existing parking lot and site were also provided. Showed areas where landscape beds/islands would normally be required. Their plans do not show any landscaping. The Code requires landscaping at the end of parking areas and if more than 15 spaces, a landscape island must be in the middle. If approved, staff recommends following conditions:

1. The improvements shall be made in accordance with the submitted application except as specified below;
2. The existing wooded areas to the west and north shall be maintained as buffer from the neighboring residential areas;
3. Landscaping shall be added to the parking areas as required by §14.6 or as shown on a landscaping plan approved by the Landscape Advisory Board;

4. The proposed work must comply in all other respects with all applicable codes and the Colerain Township Zoning Resolution;
5. All proposed work must be completed within 12 months after journalization of BZA approval;
6. The proposed work must be completed as approved with this appeal and no changes or modifications shall be made without consent of the Board.

Applicant: John Grier, architect and planner. 11309 Deerfield Rd., Cincinnati, OH 45242. Concurs with Dr. Roschke's comments and landscaping layout. Their application letter covered the proposal. They will maintain a 3 to 1 slope so that grass cutting can continue on a reasonable slope. Wanted to mention that they're not going to have any additional lighting. Sil Watkins, 5910 Argus, Cincinnati, OH 45224. When they came before the Board the last time they explained that the use will be a recreational, educational, inspirational facility. They've been concentrating on doing interior work and as they've gone through the process, have begun thinking about handicap accessibility since most everything is done in the upper level. In the lower area there's a lot of classrooms, so there will be sessions going on there and handicapped parking is needed in both areas.

Motion to close public input: Motion by Mr. Price, 2nd by Ms. Spencer. Motion carried.

Board Deliberation: Mr. Price asked what will the hours of usage be and Mr. Watkins said to start Tues., Wed., Thurs. and Sat. from 10 AM to 7 PM and this will probably change as attendance grows. Mr. Price asked will there be anything to block the handicap parking area on Adams Road. Mr. Grier said the handicap parking there will be very small and they will plant whatever they can fit in the area; some type of evergreen plants that will withstand being close to road, and they'll submit landscaping drawings. Mr. Grier said he is happy that the handicap parking area is across from office rather than residential. Mr. Price inquired about the triangular place on the plan and Mr. Grier said it is probably the storm water retention. Ms. Spencer had no questions. Mr. Reininger asked are they going to do this expansion all at one time and Mr. Watkins said yes. Mr. Reininger asked do they have a reasonable expectation that they will need this amount of spaces initially and Mr. Watkins said they hope so, but their main concern is for handicap access. Mr. Reininger asked if the conditions are acceptable and Mr. Watkins said yes.

Board action: Motion to approve by Mr. Price subject to conditions cited, 2nd by Ms. Spencer.

Roll call: Mr. Price – aye, Ms. Spencer – aye, Mr. Reininger – aye.

Resolutions for Adoption: None.

Unfinished Business: None

Approval of Minutes: Motion by Mr. Price to approve minutes of May 23, 2012 meeting, 2nd by Mr. Reininger. Motion carried.

Administrative Matters: None.

Adjournment: Motion to close by Mr. Price at 7:22 PM, 2nd by Ms. Spencer. Motion carried.

Respectfully Submitted:



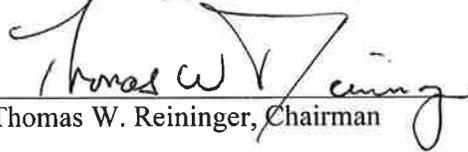
Rebecca J. Reno, Zoning Recording Secretary

Secretary:



Paul R. Mattingly, Secretary

Accepted by:



Thomas W. Reininger, Chairman

