

# HARRISON BOARD OF ZONING APPEALS MINUTES

January 26, 2016

The regular meeting of the Harrison Board of Zoning Appeals was called to order at 7:00 P.M.

ROLL CALL: Mr. Wilson, Mr. Ross, Mr. Montgomery, Mr. Phillips were present. Mr Dole is no longer a member of BZA, as he now has a seat on Council.

**A motion to approve the minutes of November 24, 2015 was made by Mr. Montgomery. Seconded by Mr. Phillips. ROLL CALL. All members present voting YEA, motion passed.**

## VISITORS

Mike Miller, Joseph McCabe, Tina Beccaccio, Joe Durham, Brian Hater, Larry Metzler, Rob Crone, Robert Green, Jolene Winter, Hank Menninger, Jerry Wilson

## OLD BUSINESS

None

## NEW BUSINESS

App #8904

Application pulled by Applicant

App #8909

WODA Development, application for elderly retirement community Conditional Use. The applicant is required a Conditional Use because it is defined as an elderly community, after discussion from neighbors related to the increase in allowable density and a concern over an increase in "Services" for police and fire; **a motion was made by Mr. Montgomery to Table the application pending review by staff of making it a PUD application. Seconded by Mr. Phillips. ROLL CALL. All members present voting YEA, motion passed.**

Steve Schlagbaum will pursue an updated Staff Report related to a PUD submittal.

App #8906

Side yard setback for an accessory shed.

Mr Jerry Wilson explained how he was misinformed to the setback rules and now requires a sideyard variance from the required 6'-0" to 3'-5". After brief discussion, **a motion was made to approve the application was made by Mr. Ross. Seconded by Mr. Phillips. ROLL CALL. All members present voting YEA, motion passed.**

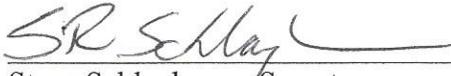
App #8881

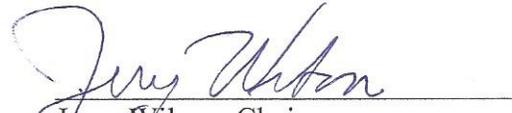
Variance for a security fence in the front yard.

Mr. Joe Durham of Cincy Asphalt outlined the need for a security fence along Harrison Avenue where vandals have done property damage to materials and vehicles. The applicant proposed a 6'-0" tall black vinyl security fence, but even on commercial properties, fences are not allowed in the front yard. Discussion included the issue of image along a main corridor into Harrison and how it was not the right image.

After brief discussion, **a motion was made to deny the application was made by Mr. Montgomery. Seconded by Mr. Ross. ROLL CALL. (3) members present voting YEA, (1) member voting NAY, motion to DENY was passed 3-1.**

There being no further business to come before the Board, the Meeting was adjourned at 8:04 P.M.

  
Steve Schlagbaum, Secretary

  
Jerry Wilson, Chairman