

BLUE ASH BOARD OF ZONING APPEALS

October 8, 2012

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**ITEM 1. – Meeting Called to Order and Roll Call**

Vice Chair Marc Sirkin called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, October 8, 2012 and requested a roll call.

MEMBERS PRESENT: Paul Collett, Jr., Mike Duncan, Mark Kirby and Marc Sirkin

MEMBERS NOT PRESENT: Terry Peck

ALSO PRESENT: Deputy Solicitor Bryan Pacheco, Community Development Director Dan Johnson, Administrative Clerk Traci Smith and Council Member Stephanie Stoller

**ITEM 2. – Approval of Minutes**

The Board waived the reading and approved the minutes of the Board of Zoning Appeals' regular meeting of July 9, 2012.

**ITEM 3. – New Hearings**

**a. 9459 Waxwing Drive – Gene & Barbara Jackson**

Side yard setback variance to allow an addition on the north side of the existing home

PRESENT: Gene and Barbara Jackson - Appellant

Vice Chair Marc Sirkin swore in those wishing to testify and gave a brief overview of the Board of Zoning Appeals.

Barbara Jackson said they are requesting to add an addition to their existing house by adding a third car garage with a first floor addition that will match the existing house. They have a two car garage where her husband does lapidary hobby work. The variance is needed since the addition would not meet the 15-foot side setback requirement.

Michael Crowe, who is the neighbor at 3599 Lobelia Drive, said he is in favor of the addition.

In answer to a question by neighbor Joe Puccini, Mrs. Jackson explained that the addition will be no higher than the existing house. Because of the topography, most of the new garage will be below-grade. Mr. Sirkin showed Mr. Puccini the plan that was submitted.

As there were no further questions Vice Chair Sirkin closed the public hearing.

DECISION: Paul Collett moved, Mark Kirby seconded to approve a variance for the proposed garage addition on the north side of 9459 Waxwing Drive. A roll call vote was taken. All members present voted aye. Motion carried.

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**b. 10582 Kenridge Drive – Edward & Sally Latessa**

Front yard setback variance to allow a pergola addition over a front porch

PRESENT: Sally Latessa - Appellant

Vice Chair Marc Sirkin swore in those wishing to testify and gave a brief overview of the Board of Zoning Appeals.

Sally Latessa explained that the existing front porch will be extended by 9-feet, 7-inches to meet the existing walkway and that the variance is necessary to allow construction of a pergola over this additional porch area.

As there were no questions, Vice Chair Sirkin closed the public hearing.

DECISION: Mike Duncan moved, Paul Collett seconded to approve a variance to allow the proposed pergola addition to the front of the existing residence located at 10582 Kenridge Drive. A roll call vote was taken. All members present voted aye. Motion carried.

For the next two agenda items, a 130-page transcript of the meeting is attached and incorporated herein.

**c. 4900 Hunt Road – Charleston/Connor Group**

Appeal of Downtown Design Review Committee decision to approve a proposed multi-family residential development and an existing commercial building at 4900 Hunt Road

PRESENT: Alexander Terauds, The Connor Group – Appellant  
Sean Foreman, The Connor Group - Appellant  
Steve Griffith, Attorney for Appellant

DECISION: Mike Duncan moved, Paul Collett seconded to deny the appeal. A roll call vote was taken. Three members present voted aye and Marc Sirkin voted nay. Motion carried to deny appeal.

**d. 4900 Hunt Road – Timothy Lomison**

Appeal of Downtown Design Review Committee decision to approve a proposed multi-family residential development and an existing commercial building at 4900 Hunt Road

PRESENT: Timothy Lomison - Appellant

DECISION: Mike Duncan moved, Paul Collett seconded to deny the appeal. A roll call vote was taken. Three members present voted aye and Marc Sirkin voted nay. Motion carried to deny appeal.

**ITEM 4. – Continued Hearings**

None

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**ITEM 5. – Old Business**

None

**ITEM 6. – New Business**

None

**ITEM 7. – Adjournment**

DECISION: There being no further business Paul Collett moved, Mark Kirby seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 9:45p.m.

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Marc Sirkin, Vice Chair

MINUTES RECORDED BY:

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Traci Smith