

BLUE ASH BOARD OF ZONING APPEALS

June 10, 2013

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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 7:03 p.m. on Monday, June 10, 2013 and requested a roll call.

MEMBERS PRESENT: Marc Sirkin, Mike Duncan and Mark Kirby

MEMBERS NOT PRESENT: Paul Collett, Jr, and Terry Peck

ALSO PRESENT: Community Development Director Dan Johnson and
Administrative Clerk Traci Smith

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of April 8, 2013.

ITEM 3. – New Hearings

a. 9621 Lansford Drive – Stefanie Mueller & Andy Geiger

Appeal to allow a reduced side setback for a front porch addition

PRESENT: Andy Geiger – Appellant

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

Andy Geiger said they were considering enlarging their existing porch across the entire front of their house. Their architect suggested they extend the porch past the front of the house to balance it out and continue the hip roof. This would result in a reduced side setback of approximately 6 feet.

The board was in agreement that most of the houses in the neighborhood have porches that go across the front but could not find one that extended past the side of the house. They thought it would be out of character with the other houses in the neighborhood and did not meet the requirements for a variance.

Mark Kirby asked about allowable projections. Mr. Johnson said the eave of the porch could extend into the side yard by up to three feet without a variance, but not the supporting structures.

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

Mike Duncan thinks the proposed porch looks very attractive, he does not see the need to extend it beyond the edge of the house based on the decision criteria. He said the two columns could be moved even with the house and the eave extended over the side yard to obtain almost the same effect.

Mark Kirby said he could go either way since most of the houses in the neighborhood look the same. He does not think it would hurt the neighborhood to add some different character, but is concerned with setting a precedent.

Marc Sirkin agreed with both Mr. Duncan and Mr. Kirby.

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DECISION: Mike Duncan moved, Mark Kirby seconded to deny the request to reduce the side setback for a front porch addition at 9621 Lansford Drive because it did not meet the requirements that would “prevent a reasonable or sensible use or arrangement of buildings or other features on this lot.” A roll call vote was taken. All members present voted aye. Motion carried to deny.

ITEM 4. – Continued Hearings

None

ITEM 5. – Old Business

None

ITEM 6. – New Business

b. Nomination of Officers

Dan Johnson advised that elections of officers will be at the next meeting. Presuming the members will be the same, the rotation would be:

Chair: Marc Sirkin
Vice Chair: Mark Kirby
Secretary: Mike Duncan
Members: Paul Collett and Terry Peck

The official nomination will be at the next meeting.

ITEM 7. – Adjournment

DECISION: There being no further business Mark Duncan 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 7:18 p.m.

Marc Sirkin, Vice Chair

MINUTES RECORDED BY:

Traci Smith