

BLUE ASH BOARD OF ZONING APPEALS

August 11, 2014

Page 1

ITEM 1. – Meeting Called to Order and Roll Call

Chair Mark Kirby called the regular meeting of the Board of Zoning Appeals to order at 7:00 p.m. on Monday, August 11, 2014 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Joe Hoelker, and Scott Miller

MEMBERS NOT PRESENT: Terry Peck

ALSO PRESENT: Assistant City Manager Kelly Harrington and interested citizens

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of July 14, 2014.

Chair Kirby swore in all those in attendance wishing to testify for any of the agenda items and gave a brief overview of the Board of Zoning Appeals.

ITEM 3. – New Hearings

a. 23 Heritage Court – John & Cathy Heppler

Appeal to allow an addition with a reduced side and rear setback

PRESENT: John & Cathy Heppler – Appellant

John Heppler said they are requesting a variance to the rear setback to put on an addition with a two-car garage. The closest point is within the 20-foot maximum range of the average setback of 30-feet. The side yard would require a variance since their proposal is 5-feet 3-inches outside the side setback requirement. House currently has a variance for the screened in porch. The architecture will be consistent with the existing brick. Neighbors to the east were contacted and they did not have any objections since it does not obstruct their site line from the rear.

In answer to a question, the existing garage will remain as a garage and they will be adding an additional two-car garage, but only two doors will be visible from the street. Tricia Downing asked if it were possible to come in a couple feet on the west side to be closer to the setback on the west side. Mrs. Heppler said in working with the architect, they need that extra space to be able to back out from the garage and turn around to be able to go forward down the drive. Per their architect, they would be within the 30-foot average setback.

Chair Kirby opened for public comments. Seeing none, the public hearing was closed.

DECISION: Scott Miller moved, Tricia Downing seconded to approve a variance at 23 Heritage Court as submitted. A roll call vote was taken. Three members present voted aye and Joe Hoelker voted nay. Motion carried to approve.

b. 6971 Cornell Road – Lange Precision

Appeal to allow dumpsters without enclosures and a parking lot without curbs

PRESENT: David Ballweg, Architect – Appellant

David Ballweg said Lange Precision is going to be expanding their shop in two phases. Phase one will be to the west with adding a large piece of equipment in a high bay area.

BLUE ASH BOARD OF ZONING APPEALS

August 11, 2014

Page 2

Phase two will be to the north, Cornell Road side. Currently, the parking lot is unpaved and dumpsters are not screened. All five parcels Mr. Lange owns will be consolidated into one. They are not changing any topography and plan to sheet drain as shown. Mr. Ballweg said Mr. Lange feels the dumpsters will be hidden behind the new addition and the fence that is currently there. They will also be paving the area with concrete and will not be adding additional dumpsters.

Joe Hoelker agreed that the dumpster would definitely be hidden.

Scott Miller asked for clarification of the curbs and sheet draining. Mr. Ballweg said they want to sheet drain onto the property as it is currently done. They are not changing anything, but the Code requires curbs.

Chair Kirby opened for public comments. Seeing none, the public hearing was closed.

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the variance for Lange Precision located at 6971 Cornell Road as submitted with understanding that the area from the parking area to the dumpster pad will be paved. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 4. – Continued Hearings

a. 8862 Kenwood Road – Dwight & Diane Smith

Appeal to allow an accessory building larger than otherwise permitted

DECISION: Tricia Downing moved, Scott Miller seconded to remove item from table. A voice vote was taken. All members present voted aye. Motion carried to approve.

PRESENT: Diane Smith – Appellant

Diane Smith said the last time they were in front of Board they did not have enough detail and hopefully they have addressed the concerns of the neighbors. She explained the two options they are proposing. Their first choice option would be the one at the end of the current driveway.

In answer to a question by Mark Kirby as to why they were putting the garage so far back from the house, Mrs. Smith said there is a small garden pond and a turnaround back there.

Chair Kirby opened for public comments. Seeing none, the public hearing was closed.

Tricia Downing would like the shed in the back be considered for removal; however, Mark Kirby did not have a problem with it due to the size of the parcel and significant screening.

DECISION: Joe Hoelker moved, Scott Miller seconded to approve accessory building at 8862 Kenwood Road for the option presented to locate structure directly behind existing driveway on south side of property and for existing shed to remain. A roll call vote was taken. All members present voted aye. Motion carried to approve.

ITEM 5. – Old Business

None

BLUE ASH BOARD OF ZONING APPEALS

August 11, 2014

Page 3

ITEM 6. – New Business

Kelly Harrington mentioned the Phase Two Comprehensive Plan results will be presented at the upcoming Council meeting and invited the Board members to attend.

ITEM 7. – Adjournment

DECISION: There being no further business Tricia Downing moved, Scott Miller seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:34 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith