

BLUE ASH BOARD OF ZONING APPEALS

December 8, 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, December 8, 2014 and requested a roll call.

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

ALSO PRESENT: Community Development Director Dan Johnson

**ITEM 2. – Approval of Minutes**

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of November 10, 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. Margareta Avenue – Monarch Homes, LLC**

Appeal to allow a reduced front setback

PRESENT: Chris Pernice, Monarch Homes – Appellant

Chris Pernice is requesting a variance to the front setback on Lot 5 of Margareta to allow his customer to build a larger house than they originally proposed and maximize their rear yard. The 5-foot side setbacks would be maintained and front setback would be 44.6-feet from the right-of-way. Dan Johnson explained the uniqueness of the lot and that it actually meets all the setbacks; however, the lot width at the point of the front setback is narrower.

Chair Kirby opened for public comment. Seeing none, public comments were closed.

DECISION: Terry Peck move, Scott Miller seconded to approve the request for Monarch Homes on Margareta Avenue as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

**ITEM 4. – Continued Hearings**

None

**ITEM 5. – Old Business**

None

**ITEM 6. – New Business**

None

**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 7:09 p.m.

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Mark Kirby, Chair

MINUTES RECORDED BY:

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Traci Smith