

BLUE ASH BOARD OF ZONING APPEALS

November 9, 2015

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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, November 9, 2015 and requested a roll call.

MEMBERS PRESENT: Mark Kirby, Tricia Downing, Joe Hoelker, and Jodi Stacey

MEMBERS NOT PRESENT: Terry Peck

ALSO PRESENT: Community Development Director Dan Johnson 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 October 12, 2015.

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. 8914 Summit Avenue – Steve Sylvester & Associates

Appeal to allow a reduced side setback

PRESENT: Steve Sylvester – Appellant

Mark Kirby recused himself due to a conflict of interest so Vice Chair, Tricia Downing, took over for this item.

Steve Sylvester said he is seeking a 2-foot side setback variance to create a new lot line on the north side of the existing house. He is planning to spend approximately \$100,000 to rehab the existing house at 8914 Summit and create two additional panhandle lots at the rear of the property. The new lots would be in compliance with zoning but the new lot line would create the nonconforming setback from the existing house.

In answer to a question regarding the distance from the south property line to the edge of the driveway, Mr. Sylvester said he does not know an exact distance. Each panhandle would be 20-feet wide and there would be one 14 or 16-foot wide driveway down the middle so there would be enough room for two cars to pass. If it was a 16-foot driveway, it would be about 12-feet from the driveway to the property line.

Vice Chair Downing opened for public comments.

James Grose, 8918 Summit Avenue, expressed concerns about displacement of stormwater with the driveway and the current swale.

Dwight Menchhofer, 8910 Summit Avenue, is not in favor of having two homes so close to the property line. He encouraged Mr. Sylvester to rehab the current home and leave the remaining lot alone. He expressed concern about his property value and the ability of emergency vehicles to access the rear of the property. He asked if there have been studies on what adding two homes to the rear of an existing property would do to property values.

Cheryl Harris, 8908 Summit Avenue, expressed concern about property values and fire engines getting to homes on the new panhandle lots.

Clark Dawson, 8913 Summit Avenue, is not in favor of this proposal and has concerns with creating a choppy, unappealing look to the neighborhood with the addition of homes on the panhandle lots. He does not believe that it would increase the property values or quality of life. He expressed concern about setting a precedent for other builders.

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Since there were no additional comments, Vice Chair Downing closed public comments.

DECISION: Jodi Stacey moved, Joe Hoelker seconded to deny the appeal at 8914 Summit Avenue due to potential storm water issues and inconsistency with the existing neighborhood development pattern. A roll call vote was taken. All members present voted aye. Motion carried to deny.

b. Lobelia Drive – Tyler Parker

Appeal to allow a reduced lot width and area and side setbacks and a reduced panhandle width for a lot split of vacant parcel 612-0100-0081-00.

The appellant was not in attendance, so Mr. Johnson described the variance request and suggested that the Board give those in attendance the opportunity to speak on the matter, in case the item gets tabled.

Chair Kirby opened for public comment.

Lesley Steele, 3580 Lobelia Drive, is not in favor of the project due to increased traffic and the negative impact to the neighborhood.

Richard West, who lives at 3575 Lobelia Drive, requested clarity of location and asked if this could be accessed from Cooper Road. He does not think that property is a good location for the proposed project and is not in favor of this project.

Since there were no additional comments, Chair Kirby closed public comments.

Mr. Johnson explained that the Board could vote on the appeal or table it until the next meeting to give the appellant an opportunity to explain the reasoning behind the appeal, argue in favor of it, or answer any questions that may have been raised at the hearing.

DECISION: Joe Hoelker moved, Jodi Stacey seconded to deny the appeal for Lobelia Drive because it would be detrimental to neighboring properties. A roll call vote was taken. All members present voted aye. Motion carried to deny.

ITEM 4. – Continued Hearings

ITEM 5. – Old Business

ITEM 6. – New Business

Mr. Johnson advised Board this would be Mr. Kirby's last Board of Zoning meeting since he will be the newest Planning Commissioner beginning in December.

ITEM 7. – Adjournment

DECISION: There being no further business Tricia Downing moved, Jodi Stacey seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:45 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith