

BLUE ASH BOARD OF ZONING APPEALS

September 21, 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, September 21, 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

ITEM 2. – Approval of Minutes

The Board waived the reading and approved the minutes of the Board of Zoning Appeals regular meeting of July 27, 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. 9494 Fallson Court – Elizabeth & Kevin Chamberlain

Appeal to allow a reduced rear setback

PRESENT: Elizabeth & Kevin Chamberlain – Appellant

To correct the record, Mr. Johnson said this was mistakenly noted as R-3 Residential District, but is actually R-2 which has a setback of 30-feet, not 25-feet.

Elizabeth Chamberlain said they are proposing to put a 12 x 34-foot addition on the back of their house to build a dining room, mud room and office. They are requesting a variance of 1.6 feet to make a 12-foot addition. They would like to build over their existing 12-foot patio and expand the length of the garage, which would be the 34-feet. It would match current architecture of house. Spoke to all their neighbors and no one had any objections.

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

DECISION: Tricia Downing moved, Jodi Stacey seconded to approve the appeal as submitted. A roll call vote was taken. All members present voted aye. Motion carried to approve.

b. 9256 Fidelis Drive – Scott DeMar

Appeal to allow an accessory building larger than otherwise permitted

PRESENT: Scott DeMar – Appellant
Wanda Cambre

Mr. DeMar said they are requesting to build a detached garage that is 168 square feet larger than what is allowed by the City.

In answer to questions, the access to the structure would be a concrete surface off to the right of the house all the way back to the garage. Mr. Johnson explained there are no restrictions regarding paved surfaces. Standard driveway is 9-feet in width, which is the amount of distance between the house and property line. There are no setback requirements for paved surfaces.

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Mr. Hoelker stated that our Code allows for eaves up to 3-feet, so the amount past that is the issue. Mr. Johnson explained the size of the garage itself is allowed, except there is 5-foot additional protection on the lean to with nothing under it.

Mr. DeMar said the intended use of the covered area would be as a patio only, no storage and the existing shed will be removed after garage is built.

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

DECISION: Tricia Downing moved, Joe Hoelker seconded to approve the appeal at 9256 Fidelis Drive as submitted with the condition that the existing shed be removed when construction of the detached garage is complete. 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

Dan Johnson said officer elections will take place at the next meeting.

ITEM 7. – Adjournment

DECISION: There being no further business Jodi Stacey moved, Joe Hoelker seconded to adjourn the Board of Zoning Appeals. A voice vote was taken. All members present voted aye. The meeting was adjourned at 7:15 p.m.

Mark Kirby, Chair

MINUTES RECORDED BY:

Traci Smith